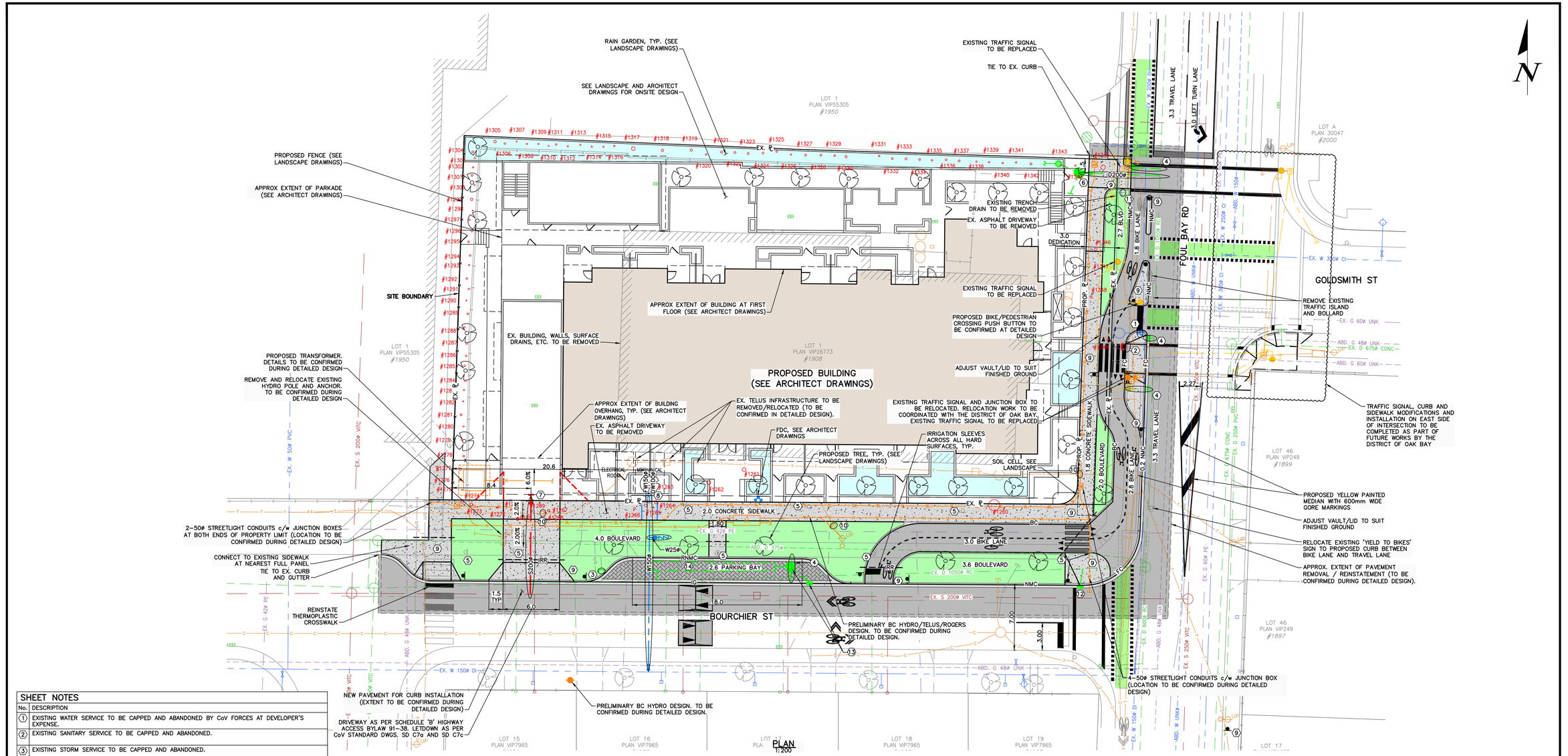


SHEET NOTES

No.	DESCRIPTION
1	EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE.
2	EXISTING SANITARY SERVICE TO BE CAPPED AND ABANDONED.
3	EXISTING STORM SERVICE TO BE CAPPED AND ABANDONED.
4	REMOVE EXISTING CATCH BASIN, REMOVE OR CAP & ABANDON EXISTING CATCH BASIN LEAD. REPLACE WITH NEW CATCH BASIN AS PER CoV STD. DWG. SD11B c/w 150ø PVC LEAD.
5	EXISTING SIGN TO BE REMOVED / REINSTATED
6	NEW 200ø STORM SERVICE CONNECTION c/w INSPECTION CHAMBER TO PROPERTY LINE BY CoV FORCES AT DEVELOPER'S EXPENSE.
7	NEW 200ø SANITARY SERVICE CONNECTION c/w INSPECTION CHAMBER TO PROPERTY LINE BY CoV FORCES AT DEVELOPER'S EXPENSE.
8	NEW 100ø DOMESTIC WATER SERVICE CONNECTION AND 150ø FIRE WATER SERVICE CONNECTION c/w METER VAULT (PER CoV DWG. SD W21), METER SIZE TO BE CONFIRMED AT DETAILED DESIGN, AND 25ø IRRIGATION SERVICE c/w BACKFLOW PREVENTOR BY CoV FORCES AT DEVELOPERS EXPENSE.
9	CROSSWALK LETDOWN CONFIGURATIONS, SIGNAGE, AND WARNING STRIPS TO BE CONFIRMED DURING DETAILED DESIGN.
10	EXISTING H/T/C SERVICE TO BE CAPPED AND ABANDONED BY UTILITY FORCES AT DEVELOPER'S EXPENSE (TO BE CONFIRMED DURING DETAILED DESIGN).
11	EXISTING GAS SERVICE TO BE CAPPED AND ABANDONED BY UTILITY FORCES AT DEVELOPER'S EXPENSE (TO BE CONFIRMED DURING DETAILED DESIGN).
12	NEW CATCH BASIN c/w 150ø PVC LEAD AS PER CoV STD. DWG. SD11B.
13	NEW OFFSET CATCH BASIN c/w 150ø DI LEADS AS PER CoV STD. DWG. SD11C. OFFSET POT TO OUTLET TO ROCK INFILTRATION PIT AND HAVE AN OVERFLOW CONNECTION TO EXISTING 1050ø STORM MAIN. CONNECTION DETAILS TO BE CONFIRMED AT DETAILED DESIGN.
14	NEW 550mm DEEP ROCK INFILTRATION PIT c/w NON-WOVEN GEOTEXTILE SURROUND AND 150ø D.I. OVERFLOW CONNECTION AT MIN. 2% TO EXISTING 1050ø STORM MAIN. DETAILS TO BE CONFIRMED AT DETAILED DESIGN.
#	EXISTING TREE TO REMAIN, SCALED TO TREE TRUNK DIAMETER (SEE ARBORIST REPORT)
#	EXISTING TREE TO BE REMOVED, SCALED TO TREE TRUNK DIAMETER (SEE ARBORIST REPORT)

PLAN NOTES:
1) FOR BUILDING INFORMATION, SEE DRAWINGS BY RLA ARCHITECTS.
2) FOR LANDSCAPING, SEE DRAWINGS BY LADR LANDSCAPE ARCHITECTS.
3) FOR TREE INFORMATION, SEE ARBORIST REPORT BY TALBOT MACKENZIE AND ASSOCIATES.
4) UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN.
5) ALL EXISTING ON-SITE BUILDINGS, DRIVEWAYS, PARKING LOTS, RETAINING WALLS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE.
6) ALL EXISTING SERVICES TO BE CAPPED BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE UNLESS OTHERWISE NOTED.
7) BASE INFORMATION SHOWN IS PRODUCED FROM A COMBINATION OF FIELD SURVEY AND GIS INFORMATION PROVIDED BY THE CITY OF VICTORIA. ALL INFORMATION TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION (INCLUDING COMPLETING A BCONECALL).
8) ONSITE WALKWAYS, WALLS, BENCHES, BICYCLE STALLS AND OTHER LANDSCAPE FEATURES NOT SHOWN FOR CLARITY (SEE ARCHITECT AND LANDSCAPING DRAWINGS).

CAUTION: EXISTING UTILITIES KNOWN TO BE IN THE PROJECT VICINITY ARE SHOWN SCHEMATICALLY AND INCLUDE, BUT ARE NOT LIMITED TO: BC HYDRO, CITY OF VICTORIA WATER/SANITARY/STORM DRAIN, FORTISBC, AND TELUS COMMUNICATIONS. FIELD LOCATES REQUIRED PRIOR TO CONSTRUCTION. HAND DIG WERE REQUIRED.

LEGAL PLAN & AND SURVEY INFORMATION PROVIDED BY GEOVERRA

SEE ARCHITECTURAL AND LANDSCAPING DRAWINGS FOR ADDITIONAL INFORMATION

PRELIMINARY STORM WATER CALCULATIONS*

TOTAL SITE AREA (T.A.)	2,505 m²
APPROX IMPERVIOUS AREA (I.A.)	2,118 m²
REQUIRED RAIN GARDEN BASE AREA (I.A. x 5%)*	106 m²

*CALCULATIONS ARE BASED ON THE CITY OF VICTORIA RAINWATER MANAGEMENT RAIN GARDEN SIZING FOR WATER QUALITY TREATMENT. SIZING IS BASED ON 32 mm OF RAINFALL FLOWING THROUGH THE GROWING MEDIUM OF THE RAIN GARDEN WITH THE ASSUMPTION THAT LONG-TERM HYDRAULIC CONDUCTIVITY OF THE GROWING MEDIUM IS 20 mm/hr WHICH RESULTS IN A SIZING FACTOR OF 5% WHEN 200mm OF PONDING IS ALLOWED TO DRAIN IN 48 hrs FROM START OF RAINFALL EVENT.

NOTE:
"REQUIRED RAIN GARDEN BASE AREA" RELATES TO THE TOTAL SITE IMPERVIOUS AREA. RAIN GARDENS ARE DISTRIBUTED AMONG THE SITE CATCHMENT AREAS TO MANAGE RUNOFF FROM THEIR RESPECTIVE CONTRIBUTING AREAS AND ARE SIZED IN ACCORDANCE WITH THE ABOVE CALCULATION. REFER TO LANDSCAPE PLANS FOR INDIVIDUAL RAIN GARDEN LOCATIONS, SIZING, AND DETAILS. FINAL SIZING, LOCATIONS AND DETAILS TO BE CONFIRMED DURING DETAILED DESIGN.

OCTOBER 06, 2026

ISSUED FOR DEVELOPMENT PERMIT

PERMIT TO PRACTICE
McElhanney Ltd.
PERMIT NUMBER: 1003299
Engineers and Geoscientists of BC

1:200 0 4 12m

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NO.	DATE	BY	ISSUED
8	2026-10-06	NKO	ISSUED FOR DEVELOPMENT PERMIT
7	2026-08-26	NKO	ISSUED FOR DEVELOPMENT PERMIT
6	2026-03-17	NKO	ISSUED FOR DEVELOPMENT PERMIT
5	2025-12-11	NKO	ISSUED FOR DEVELOPMENT PERMIT
4	2025-09-16	NKO	ISSUED FOR DEVELOPMENT PERMIT
3	2025-05-27	NKO	ISSUED FOR DEVELOPMENT PERMIT
2	2025-05-14	NKO	ISSUED FOR DEVELOPMENT PERMIT

NO. DATE BY REVISIONS

McElhanney
500 - 3960 QUADRA STREET
VICTORIA, BC V8X 4A3
PH (250) 370-9221

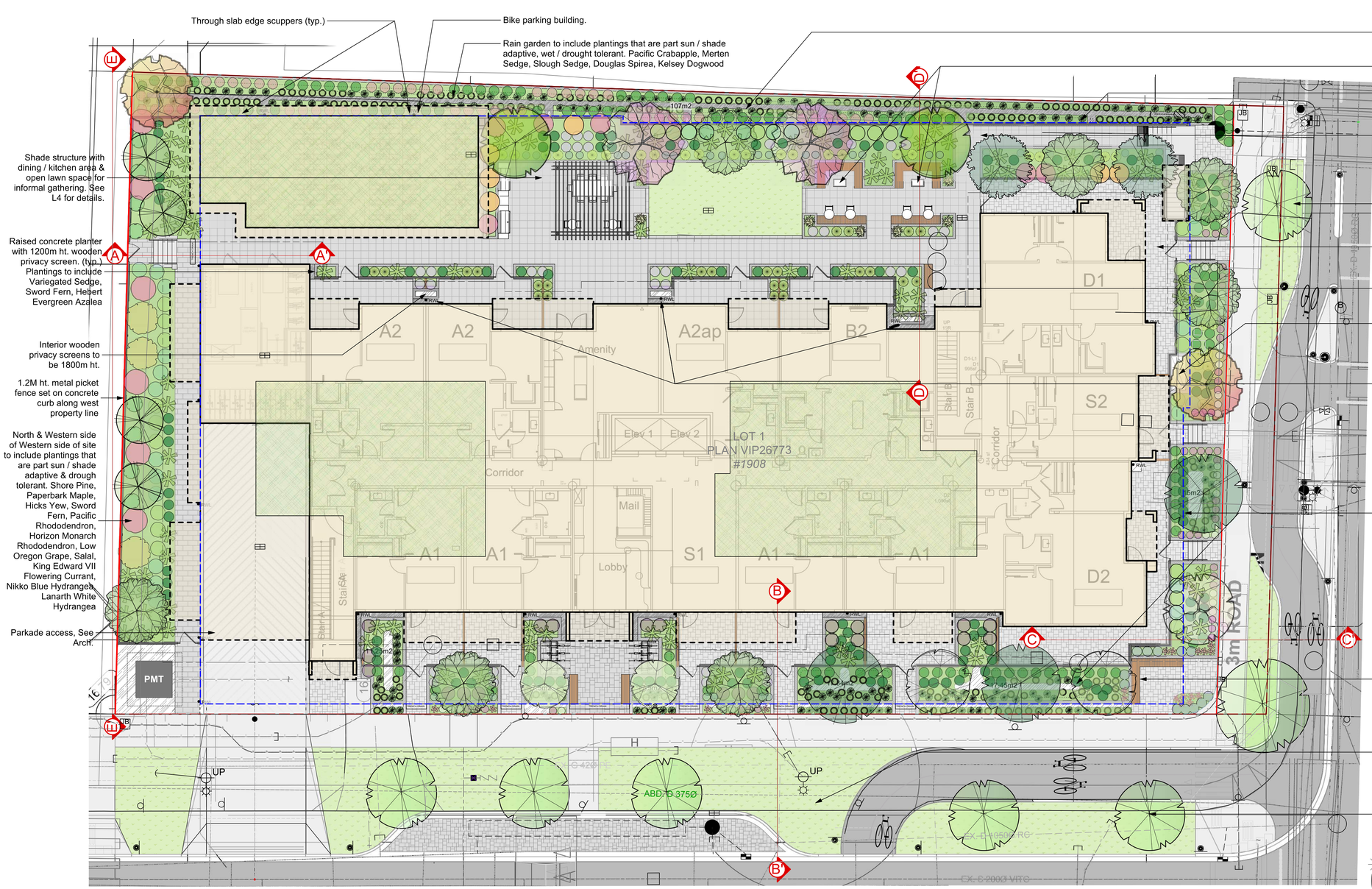
SEAL
PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA J.N. C. DUNDO # 28315
2026-10-06

PROJECT: 1908 FOUL BAY ROAD, VICTORIA, BC

TITLE: PRELIMINARY CIVIL PLAN

SCALE HORIZ: 1:200 VERT: N/A
PROJECT NO. 24-103
ISSUED/REVISION 8
APPROVING AUTHORITY FILE NO.
DRAWING NO. 24-103-CSP

X:\2241\PROJECTS\24124103\00 1908 FOUL BAY ROAD\07_DRAWINGS\01_SHEETS\24-103-CSP.DWG 10/6/2026 5:12 PM CSP



Recommended Nursery Stock

Trees

On Site Total: 27

Botanical Name	Common Name	Size
Acer griseum	Paperbark Maple	6cm cal.
Betula nigra 'BNMTF'	Dura Heat River Birch	6cm cal.
Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	6cm cal.
Cornus 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	6cm cal.
Cornus 'Venus'	Venus Dogwood	6cm Cal.
Crataegus douglasii	Black Hawthorn	6cm cal.
Magnolia kobus	Kobus Magnolia	6cm cal.
Malus fusca	Pacific Crabapple	6cm cal.
Ostrya virginiana	Ironwood	6cm cal.
Pinus contorta	Shore Pine	2m ht.

Off Site Total: 8

Street Trees - Species to be determined	by the City of Victoria Parks Dept.	

Large Shrubs

Total: 11

Botanical Name	Common Name	Size
Rhododendron 'Horizon Monarch'	Horizon Monarch Rhododendron	#5 pot
Taxus x media 'Hicksii'	Hicks Yew	1.2m ht.

Medium Shrubs

Total: 93

Botanical Name	Common Name	Size
Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangea	#3 Pot
Hydrangea macrophylla 'Nikko Blue'	Nikko Blue Hydrangea	#3 Pot
Lavandula angustifolia 'Hidcote Blue'	English Lavender	#3 pot
Rhododendron macrophyllum	Pacific Rhododendron	#3 Pot
Rhododendron Nancy Evans	Nancy Evans Rhododendron	#3 pot

Small Shrubs

Total: 326

Botanical Name	Common Name	Size
Azalea japonica 'Herbert'	Herbert Evergreen Azalea	#1 pot
Cornus stolonifera 'Kelseyi'	Kelsey Dogwood	#1 Pot
Gaultheria shallon	Salal	#1 pot
Lavandula officinalis	English Lavender	#1 pot
Spiraea douglasii	Douglas Spiraea	#1 pot

Perennials, Annuals and Ferns

Total: 545

Botanical Name	Common Name	Size
Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 Pot
Carex 'Ice Dance'	Variegated Sedge	#1 Pot
Carex mertensii	Merten's Sedge	#1 pot
Carex obnupta	Slough Sedge	#1 pot
Echinacea purpurea 'Magnus'	Purple Coneflower	#1 pot
Fetuca glauca	Common Blue Fescue	#1 Pot
Polystichum munitum	Sword Fern	#1 Pot

Groundcovers

Total: 74

Botanical Name	Common Name	Size
Erica carnea 'December Red'	December Red Heather	#1 Pot
Erica carnea 'Springwood White'	Springwood White Heather	#1 Pot

Notes:

1. All work to be completed to current (CLS) Canadian Landscape Standards

2. All soft landscape to be irrigated with an automatic irrigation system

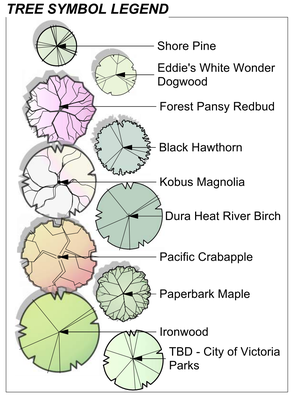
PLANTING PALETTE



PRECEDENT IMAGES



TREE SYMBOL LEGEND



SCALE 1:125

0 1 2 5 10

1 Landscape Concept Plan | 1908 Foul Bay Rd.
Scale: 1:125

LANDSCAPE LEGEND

- Proposed Tree
- Proposed Shrubs
- Proposed Perennials, Ferns & Grasses
- Proposed Structure
- Planting beds
- Proposed Sod
- Proposed Green Roof
- Property Line
- Limit Of Parkade Slab Below
- Asphalt
- Sawcut Concrete - Colour: Natural
- Large Format Concrete Unit Pavers
- Small Format Concrete Unit Pavers
- Permeable Concrete Unit Pavers
- Aggregate/ River Rock
- Section Line
- Proposed Bike Parking
- Proposed Bench Seating
- Proposed Retaining Wall
- Proposed 1.8m Ht. Wood Privacy Fence
- Proposed Metal Fence

Rev 10: Oct 05-2026
Rev 09: Aug 20-2026
Rev 08: Jul 25-2026
Rev 07: Mar 18-2026

L1/14

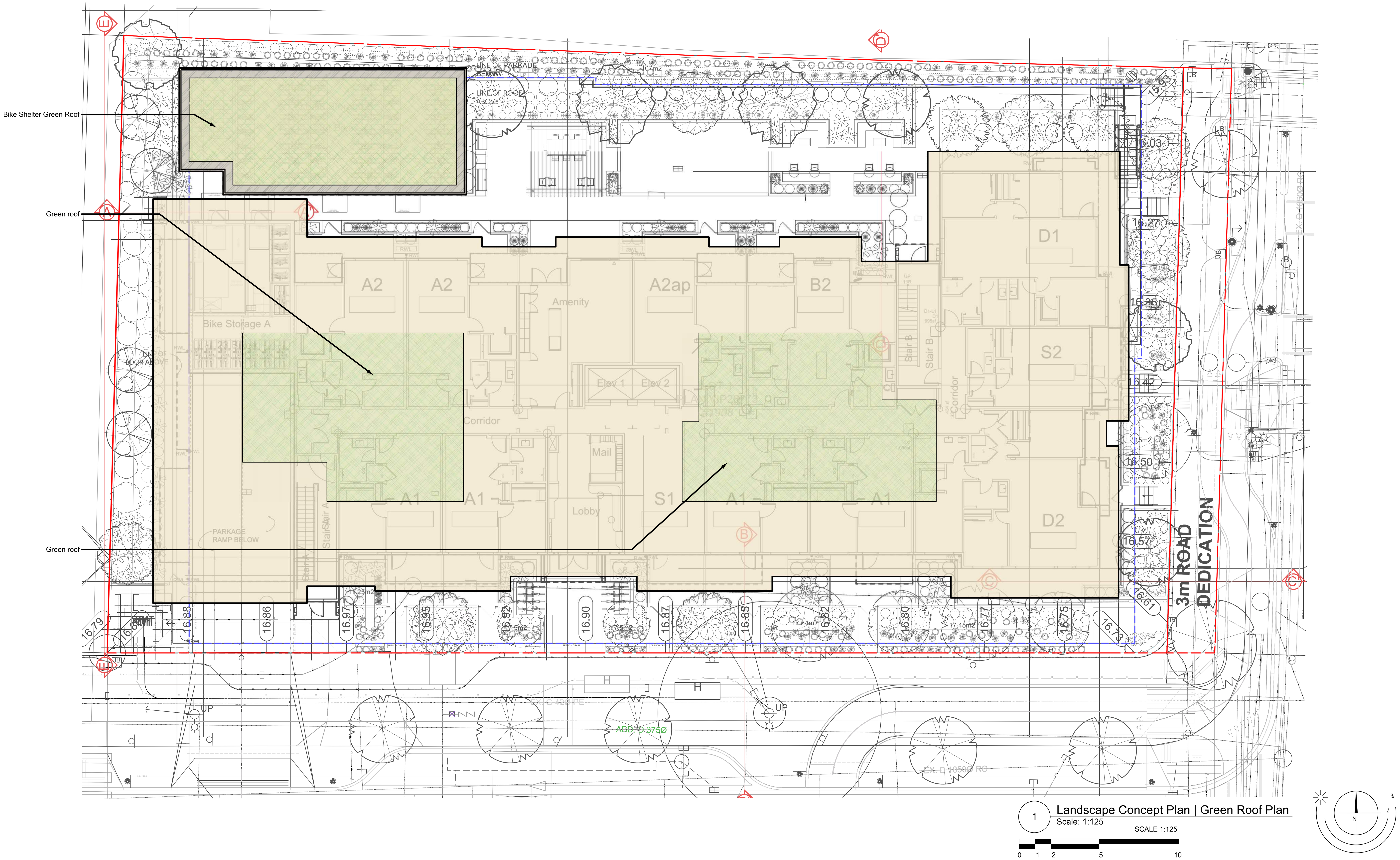
Landscape Concept Plan | 1908 Foul Bay Rd.

1908 FOUL BAY VICTORIA BC. V8R 5A7

LADR LANDSCAPE ARCHITECTS

Project No: 2423 10-03-2024

#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105



1 Landscape Concept Plan | Green Roof Plan
Scale: 1:125

SCALE 1:125
0 1 2 5 10

LANDSCAPE LEGEND

- Property Line
- Proposed Structure
- Proposed Green Roof
- Aggregate/ River Rock

Rev 10: Oct 05-2026
Rev 09: Aug 20-2026
Rev 08: Jul 25-2026
Rev 07: Mar 18-2026

L2/14

Green Roof Plan | 1908 Foul Bay Rd.

1908 FOUL BAY VICTORIA BC. V8R 5A7

LADR LANDSCAPE ARCHITECTS
#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105

Project No: 2423 **10-03-2024**

(4) Medium Bylaw Replacement Trees - Ironwood, Forest Pansy Redbud
(1) Small Bylaw Replacement Tree - Paperbark Maple

(3) Small Bylaw Replacement Trees - Paperbark Maple, Black Hawthorn

(1) Medium Bylaw Replacement Trees - Pacific Crabapple

(1) Small Bylaw Replacement Tree - Paperbark Maple

(1) Medium Class Street Tree - Species TBD by CoV Parks

(1) Medium Bylaw Replacement Tree - Shore Pine

(1) Small Bylaw Replacement Tree - Paperbark Maple

(1) Medium Bylaw Replacement Tree - Pacific Crabapple

(1) Medium Bylaw Replacement Tree - Shore Pine

(1) Medium Bylaw Replacement Tree - Dura Heat River Birch

(1) Small Bylaw Replacement Tree - Paperbark Maple

(1) Medium Bylaw Replacement Tree - Kobus Magnolia

(1) Small Bylaw Replacement Tree - Paperbark Maple

(1) Small Bylaw Replacement Tree - Venus Dogwood

(1) Medium Bylaw Replacement Tree - Dura Heat River Birch

(2) Small Non-Replacement Trees - Eddie's White Wonder Dogwood

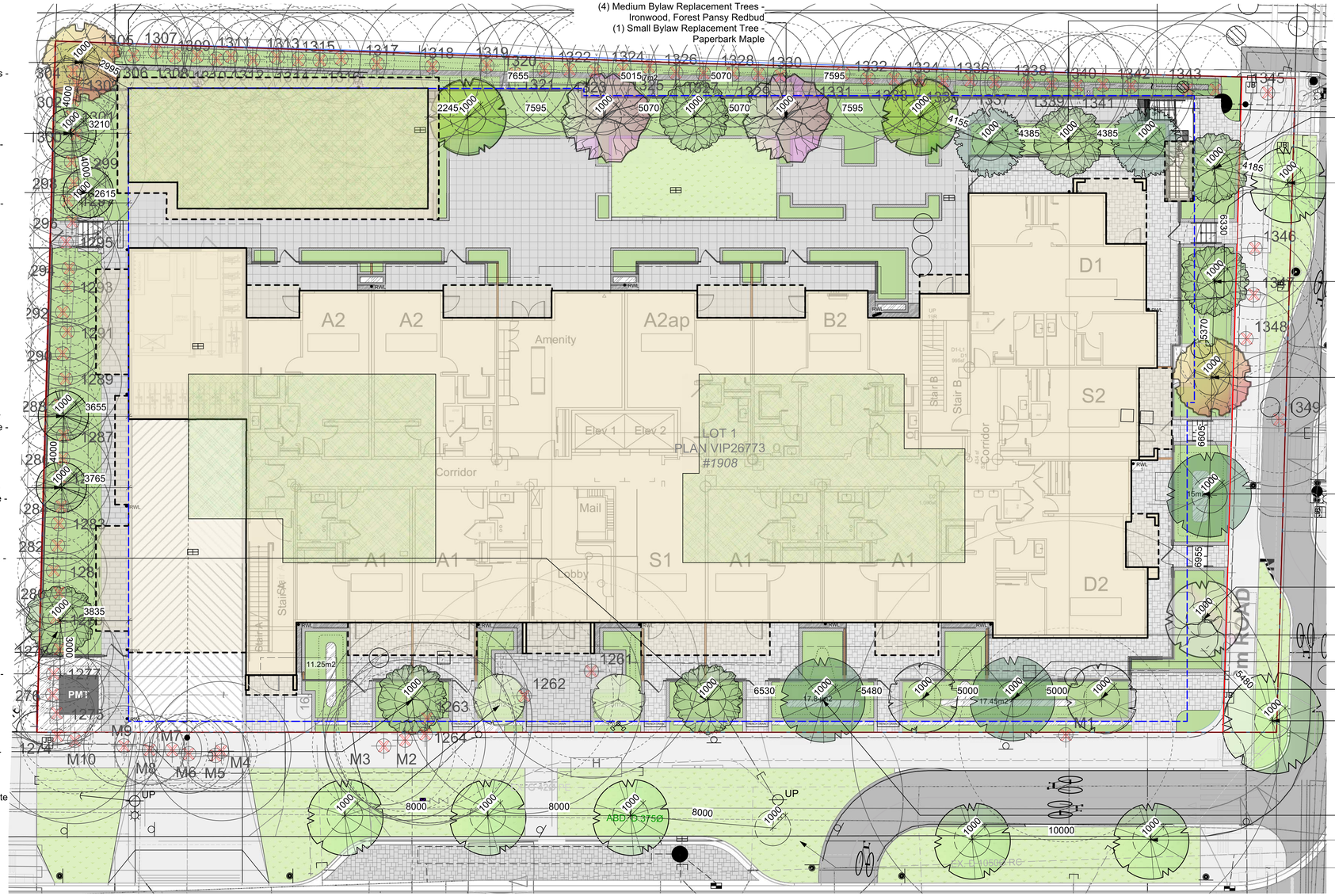
(1) Small Bylaw Replacement Tree - Venus Dogwood

(1) Large Class Street Tree, Species TBD by CoV Parks

(1) Medium Bylaw Replacement Tree - Dura Heat River Birch

(2) Medium Street Tree: Species TBD by CoV Parks Department

(4) Medium Class Street Trees, Species TBD by CoV Parks



TREE MANAGEMENT LEGEND

Retained Tree
CRZ (Critical Root Zone)
Tree Tag #. See Tree Inventory for assessment.
Drip Line

Removed Tree
Critical Root Zone
Tree Tag #. See Tree Inventory for assessment.

1 Tree Management Plan | 1908 Foul Bay Rd.
Scale: 1:125

SCALE 1:125
0 1 2 5 10

TREE SYMBOL LEGEND

Shore Pine
Eddie's White Wonder Dogwood
Forest Pansy Redbud
Black Hawthorn
Kobus Magnolia
Dura Heat River Birch
Pacific Crabapple
Paperbark Maple
Ironwood
TBD - City of Victoria Parks

TREE PRESERVATION SUMMARY	Count	Multiplier		Total
ONSITE Minimum replacement tree requirement				
A. Protected Trees Removed	12	x 1	A.	12
B. Replacement Trees Proposed per Schedule "E", Part 1	14	x 1	B.	14
C. Replacement Trees Proposed per Schedule "E", Part 2	13	x 0.5	C.	6.5
D. Replacement Trees Proposed per Schedule "E", Part 3	0	x 1	D.	0
E. Total replacement trees proposed (B+C+D) Round down to nearest whole number			E.	20.5
F. Onsite replacement tree deficit (A-E) Record 0 if negative number			F.	0
ONSITE Minimum trees per lot requirement (onsite trees)				
G. Tree minimum on lot			G.	13
H. Protected trees retained (other than specimen trees)		x 1	H.	0
I. Specimen trees retained	0	x 3	I.	0
J. Trees per lot deficit (G-(B+C+H+I) Record 0 if negative number			J.	0
OFFSITE Minimum replacement tree requirement (offsite trees)				
K. Protected trees Removed		x 1	K.	0
L. Replacement trees proposed per Schedule "E" Part 1 or Part 3		x 1	L.	0
M. Replacement trees proposed from Schedule "E" Part 2	0	x 0.5	M	0
N. Total replacement trees proposed (L+M) Round down to nearest whole number			N.	0
O. Offsite replacement tree deficit (K-N) Record 0 if negative number			O.	0
Cash-in-lieu requirement				
P. Onsite trees proposed for cash-in-lieu. Enter F. or J. whichever is the greater number			P.	0
Q. Offsite trees proposed for cash-in-lieu. Enter O			Q.	
R. Cash-in lieu proposed ((P+Q) x $2000)			R.	

LANDSCAPE LEGEND

Proposed Tree
Proposed Shrubs
Proposed Perennials, Ferns & Grasses
Proposed Structure
Planting beds
Proposed Sod
Proposed Green Roof

Property Line
Limit Of Parkade Slab Below
Asphalt
Sawcut Concrete - Colour: Natural
Large Format Concrete Unit Pavers
Small Format Concrete Unit Pavers
Permeable Concrete Unit Pavers
Aggregate/ River Rock

Section Line
Proposed Bike Parking
Proposed Bench Seating
Proposed Retaining Wall
Proposed 1.8m Ht. Wood Privacy Fence
Proposed Metal Fence

Rev 10: Oct 05-2026
Rev 09: Aug 20-2026
Rev 08: Jul 25-2026
Rev 07: Mar 18-2026

L3/14

Tree Management Plan | 1908 Foul Bay Rd.

1908 FOUL BAY VICTORIA BC. V8R 5A7

LADR LANDSCAPE ARCHITECTS
#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105

Project No: 2423 10-03-2024

Tag or ID #	Survey(d? (Yes/No)	Location (On, Off, Shared, Municipal)	Bylaw protected (Yes/No)	Name		DBH(cm)	Ht (m)	Critical Root Zone Radius (m)	Dripline radius (m)	Condition		Retention Suitability (onsite trees)	Relative tolerance	Remarks	Tree Retention/Location Comments	Action
				Common	Botanical					Health	Structural					
M1 (1260)	Yes	Municipal	M	Giant sequoia	Sequoiadendron giganteum	120	20	12	6	Good	Fair/good		Good	Hydro clearance pruned to trunk on South side of crown - from 10 - 15m above grade., crown asymmetry on North side due to historic building clearance pruning, some surface root of and soil compaction, existing manhole within North side of CRZ - 2.5m from root collar, existing building foundation within. Roth side of CRZ - 4m from root collar, elevation increases to the North.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking. Additional root impacts are likely due to municipal frontage improvements. The pruning to install the proposed bike lane and municipal sidewalk would likely significantly alter the structure of the canopy and may result in more than 25% canopy removal.	Remove
1261	Yes	On	Yes	Douglas-fir	Pseudotsuga menziesii	40	20	6	5	Good	Fair/poor	Unsuitable	Poor	Asymmetric crown on North side due to historic building clearance pruning, heavily surface rooted on South side, appears to have been topped historically - deflected central leader at 20m above grade	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1262	Yes	On	Yes	Douglas-fir	Pseudotsuga menziesii	44	20	6.6	5	Poor	Fair/poor	Unsuitable	Poor	Asymmetric crown on North side due to historic building clearance pruning, heavily surface rooted on South side, appears to have been topped historically - deflected central leader at 20m above grade. Declining health - sparse foliage in upper canopy - heavy cone crop, - branch and twig dieback.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1263	Yes	On	Yes	Douglas-fir	Pseudotsuga menziesii	39	20	5.85	5	Fair/poor	Fair/poor	Conditional	Poor	Codominant stems form at 2m above grade - included bark - not active, asymmetric crown on North side due to historic building clearance pruning, heavily surface rooted on South side, appears to have been topped historically - deflected central leader at 20m above grade - Declining health - sparse foliage in upper canopy - h	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1264	Yes	On-M	Yes	Douglas-fir	Pseudotsuga menziesii	34	20	5.1	5	Fair	Fair/poor	Conditional	Poor	Codominant crown with 1263 - asymmetric crown on North side due to shading, appears to have been topped historically - deflected cr leal leader at 20m above grade.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
M2 (1265)	Yes	Municipal	M	Douglas-fir	Pseudotsuga menziesii	30	15	4.5	4	Fair	Fair/poor		Poor	Suppressed by 1264 - asymmetric crown on East side due to shading - poor trunk taper, appears to have been topped historically at 15m above grade - deflected central leader.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
M3 (1266)	Yes	Municipal	M	Douglas-fir	Pseudotsuga menziesii	22	7	3.3	4	Fair	Poor		Poor	Suppressed by 1265 - poor trunk taper, appears to have been topped historically at 5m above grade - deflected central leader.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
M4 (1267)	Yes	Municipal	M	Douglas-fir	Pseudotsuga macrocarpa	26	3	3.9	2	Fair	Poor		Poor	Topped historically at 3M above grade - upright leaders beginning to regenerate, covered in clematis vine.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
M5 (1268)	Yes	Municipal	M	Douglas-fir	Pseudotsuga macrocarpa	13	3	1.95	2	Fair	Poor		Poor	Topped historically at 3M above grade - upright leaders beginning to regenerate, covered in clematis vine.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
M6 (1269)	Yes	Municipal	M	Douglas-fir	Pseudotsuga macrocarpa	15	3	2.25	2	Fair	Poor		Poor	Topped historically at 3M above grade - upright leaders beginning to regenerate, covered in clematis vine.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
M7 (1270)	Yes	Municipal	M	Douglas-fir	Pseudotsuga macrocarpa	11	3	1.65	2	Fair	Poor		Poor	Topped historically at 3M above grade - upright leaders beginning to regenerate, covered in clematis vine.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
M8 (1271)	Yes	Municipal	M	Douglas-fir	Pseudotsuga macrocarpa	13	3	1.95	2	Fair	Poor		Poor	Topped historically at 3M above grade - upright leaders beginning to regenerate, covered in clematis vine.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
M9 (1272)	Yes	Municipal	M	Douglas-fir	Pseudotsuga macrocarpa	15	3	2.25	2	Fair	Poor		Poor	Topped historically at 3M above grade - upright leaders beginning to regenerate, covered in clematis vine.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
M10 (1273)	Yes	Municipal	M	Douglas-fir	Pseudotsuga macrocarpa	31	10	4.65	3	Fair	Poor		Poor	Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1274	Yes	On-M	Yes	Douglas-fir	Pseudotsuga macrocarpa	31	10	4.65	2	Fair	Poor	Conditional	Poor	Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1275	Yes	On	No	Douglas-fir	Pseudotsuga macrocarpa	14	10	2.1	2	Fair	Poor	Conditional	Poor	Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1276	Yes	On	No	Douglas-fir	Pseudotsuga macrocarpa	19	10	2.85	2	Fair	Poor	Conditional	Poor	Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1277	Yes	On	No	Douglas-fir	Pseudotsuga macrocarpa	27	10	4.05	2	Fair	Poor	Conditional	Poor	Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1278	Yes	On	No	Douglas-fir	Pseudotsuga macrocarpa	20	10	3	2	Fair	Poor	Conditional	Poor	Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1279	Yes	On	No	Douglas-fir	Pseudotsuga macrocarpa	18	10	2.7	2	Fair	Poor	Conditional	Poor	Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1280	Yes	On	No	Douglas-fir	Pseudotsuga menziesii	15	10	2.25	2	Fair	Poor	Conditional	Poor	Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1281	Yes	On	No	Douglas-fir	Pseudotsuga menziesii	20	10	3	2	Fair	Poor	Conditional	Poor	Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1282	Yes	On	No	Douglas-fir	Pseudotsuga menziesii	14	10	2.1	2	Fair	Poor	Conditional	Poor	Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1283	Yes	On	No	Douglas-fir	Pseudotsuga menziesii	16	10	2.4	2	Dead	Dead	Conditional	Poor	Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location.	Dead tree proposed for removal to eliminate hazards	Remove
1284	Yes	On	No	Douglas-fir	Pseudotsuga menziesii	18	10	2.7	2	Fair	Poor	Conditional	Poor	Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1285	Yes	On	No	Douglas-fir	Pseudotsuga menziesii	19	10	2.85	2	Dead	Dead	Conditional	Poor	Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location.	Dead tree proposed for removal to eliminate hazards	Remove
1286	Yes	On	No	Douglas-fir	Pseudotsuga macrocarpa	17	10	2.55	2	Fair	Poor	Conditional	Poor	Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1287	Yes	On	No	Douglas-fir	Pseudotsuga macrocarpa	18	10	2.7	2	Fair	Poor	Conditional	Poor	Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1288	Yes	On	No	Douglas-fir	Pseudotsuga menziesii	18	10	2.7	2	Fair	Poor	Conditional	Poor	Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1289	Yes	On	No	Douglas-fir	Pseudotsuga menziesii	21	10	3.15	2	Fair	Poor	Conditional	Poor	Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1290	Yes	On	No	Douglas-fir	Pseudotsuga menziesii	12	10	1.8	2	Fair	Poor	Conditional	Poor	Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1291	Yes	On	No	Douglas-fir	Pseudotsuga menziesii	17	10	2.55	2	Fair	Poor	Conditional	Poor	Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1292	Yes	On	No	Douglas-fir	Pseudotsuga menziesii	18	10	2.7	2	Fair	Poor	Conditional	Poor	Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1293	Yes	On	No	Douglas-fir	Pseudotsuga menziesii	15	10	2.25	2	Fair	Poor	Conditional	Poor	Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1294	Yes	On	No	Douglas-fir	Pseudotsuga menziesii	19	10	2.85	2	Fair	Poor	Conditional	Poor	Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1295	Yes	On	No	Douglas-fir	Pseudotsuga menziesii	18	10	2.7	2	Dead	Dead	Conditional	Poor	Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location.	Dead tree proposed for removal to eliminate hazards	Remove
1296	Yes	On	No	Douglas-fir	Pseudotsuga menziesii	18	10	2.7	2	Poor	Poor	Conditional	Poor	Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1297	Yes	On	No	Douglas-fir	Pseudotsuga menziesii	17	10	2.55	2	Fair	Poor	Conditional	Poor	Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1298	Yes	On	No	Douglas-fir	Pseudotsuga menziesii	12	10	1.8	2	Poor	Poor	Conditional	Poor	Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1299	Yes	On	No	Douglas-fir	Pseudotsuga menziesii	28	10	4.2	2	Poor	Poor	Conditional	Poor	Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1300	Yes	On	No	Douglas-fir	Pseudotsuga menziesii	14	10	2.1	2	Fair	Poor	Conditional	Poor	Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1301	Yes	On	No	Douglas-fir	Pseudotsuga menziesii	21	10	3.15	2	Fair	Poor	Conditional	Poor	Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1302	Yes	On	No	Douglas-fir	Pseudotsuga menziesii	16	10	2.4	2	Fair	Poor	Conditional	Poor	Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1303	Yes	On	No	Douglas-fir	Pseudotsuga menziesii	16	10	2.4	2	Poor	Poor	Conditional	Poor	Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1304	Yes	On	No	Douglas-fir	Pseudotsuga menziesii	23	10	3.45	3	Poor	Poor	Conditional	Poor	Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking. Also, underground utilities pass through the structure and health.	Remove
1305	Yes	On	No	Douglas-fir	Pseudotsuga menziesii	29	10	4.35	3	Fair	Poor	Conditional	Poor	Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1306	Yes	On	No	Douglas-fir	Pseudotsuga menziesii	19	10	2.85	3	Fair	Poor	Conditional	Poor	Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1307	Yes	On	No	Douglas-fir	Pseudotsuga menziesii	12	10	1.8	3	Fair	Poor	Conditional	Poor	Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1308	Yes	On	No	Douglas-fir	Pseudotsuga menziesii	15	10	2.25	3	Fair	Poor	Conditional	Poor	Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1309	Yes	On	No	Douglas-fir	Pseudotsuga menziesii	15	10	2.25	3	Fair	Poor	Conditional	Poor	Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1310	Yes	On	No	Douglas-fir	Pseudotsuga menziesii	12	10	1.8	3	Fair	Poor	Conditional	Poor	Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1311	Yes	On	No	Douglas-fir	Pseudotsuga menziesii	18	10	2.7	3	Fair	Poor	Conditional	Poor	Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1312	Yes	On	No	Douglas-fir	Pseudotsuga menziesii	15	10	2.25	3	Fair	Poor	Conditional	Poor	Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1313	Yes	On	No	Douglas-fir	Pseudotsuga menziesii	16	10	2.4	3	Fair	Poor	Conditional	Poor	Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1314	Yes	On	No	Douglas-fir	Pseudotsuga menziesii	16	10	2.4	3	Fair	Poor	Conditional	Poor	Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1315	Yes	On	No	Douglas-fir	Pseudotsuga menziesii	15	10	2.25	3	Fair	Poor	Conditional	Poor	Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1316	Yes	On	No	Douglas-fir	Pseudotsuga menziesii	17	10	2.55	3	Fair	Poor	Conditional	Poor	Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1317	Yes	On	Yes	Excelsa cedar	Thuja plicata 'excelsa'	39	10	5.85	3	Fair	Poor	Conditional	Poor	Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1318	Yes	On	No	Excelsa cedar	Thuja plicata 'excelsa'	27	10	4.05	3	Poor	Poor	Conditional	Poor	Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location, declining health - chlorotic foliage - branch dieback, basal decay.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1319	Yes	On	No	Excelsa cedar	Thuja plicata 'excelsa'	25	10	3.75	3	Fair	Poor	Conditional	Poor	Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1320	Yes	On	No	Douglas-fir	Pseudotsuga menziesii	20	10	3	3	Fair	Poor	Conditional	Poor	Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1321	Yes	On	No	Excelsa cedar	Thuja plicata 'excelsa'	24	10	3.6	3	Fair	Poor	Conditional	Poor	Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1322	Yes	On	No	Excelsa cedar	Thuja plicata 'excelsa'	23	10	3.45	3	Fair	Poor	Conditional	Poor	Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1323	Yes	On	No	Excelsa cedar	Thuja plicata 'excelsa'	23	10	3.45	3	Fair	Poor	Conditional	Poor	Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1324	Yes	On	No	Excelsa cedar	Thuja plicata 'excelsa'	20	10	3	3	Fair	Poor	Conditional	Poor	Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1325	Yes	On	No	Excelsa cedar	Thuja plicata 'excelsa'	19	10	2.85	3	Fair	Poor	Conditional	Poor	Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1326	Yes	On	No	Excelsa cedar	Thuja plicata 'excelsa'	11,17	10	3.54	3	Fair	Poor	Conditional	Poor	Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1327	Yes	On	No	Excelsa cedar	Thuja plicata 'excelsa'	20	10	3	3	Fair	Poor	Conditional	Poor	Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1328	Yes	On	No	Excelsa cedar	Thuja plicata 'excelsa'	20	10	3	3	Fair	Poor	Conditional	Poor	Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1329	Yes	On	No	Excelsa cedar	Thuja plicata 'excelsa'	20	10	3	3	Poor	Poor	Conditional	Poor	Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location, declining heath - chlorotic foliage - branch dieback, basal decay.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1330	Yes	On	No	Excelsa cedar	Thuja plicata 'excelsa'	24	10	3.6	3	Fair	Poor	Conditional	Poor	Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1331	Yes	On	Yes	Excelsa cedar	Thuja plicata 'excelsa'	17,18	10	4.23	3	Fair	Poor	Conditional	Poor	Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1332	Yes	On	No	Excelsa cedar	Thuja plicata 'excelsa'	20	10	3	3	Fair	Poor	Conditional	Poor	Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1333	Yes	On	No	Excelsa cedar	Thuja plicata 'excelsa'	23	10	3.45	3	Fair	Poor	Conditional	Poor	Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1334	Yes	On	No	Excelsa cedar	Thuja plicata 'excelsa'	20	10	3	3	Fair	Poor	Conditional	Poor	Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1335	Yes	On	No	Excelsa cedar	Thuja plicata 'excelsa'	19	10	2.85	3	Fair	Poor	Conditional	Poor	Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1336	Yes	On	No	Excelsa cedar	Thuja plicata 'excelsa'	22	10	3.3	3	Fair	Poor	Conditional	Poor	Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1337	Yes	On	No	Excelsa cedar	Thuja plicata 'excelsa'	22	10	3.3	3	Fair	Poor	Conditional	Poor	Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1338	Yes	On	No	Excelsa cedar	Thuja plicata 'excelsa'	16	10	2.4	3	Fair	Poor	Conditional	Poor	Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location, declining heath - chlorotic foliage - branch dieback basal decay.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1339	Yes	On	No	Excelsa cedar	Thuja plicata 'excelsa'	16,17	10	3.99	3	Fair	Poor	Conditional	Poor	Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1340	Yes	On	No	Excelsa cedar	Thuja plicata 'excelsa'	19	10	2.85	3	Fair	Poor	Conditional	Poor	Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1341	Yes	On	No	Excelsa cedar	Thuja plicata 'excelsa'	19	10	2.85	3	Poor	Poor	Conditional	Poor	Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location, declining heath - chlorotic foliage - branch dieback basal decay.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1342	Yes	On	No	Excelsa cedar	Thuja plicata 'excelsa'	23	10	3.45	3	Fair	Poor	Conditional	Poor	Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1343	Yes	On	Yes	Excelsa cedar	Thuja plicata 'excelsa'	14,16	10	3.66	3	Poor	Poor	Conditional	Poor	Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location, 13cm stem is entirely dead.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1344	Yes	On	Yes	Excelsa cedar	Thuja plicata 'excelsa'	18,18	10	4.32	3	Dead	Dead	Conditional	Poor	Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location, declining health - chloroform foliage.	Dead tree proposed for removal to eliminate hazards	Remove
1345	Yes	On	Yes	Excelsa cedar	Thuja plicata 'excelsa'	36	10	5.4	4	Dead	Dead	Conditional	Poor	Topped historically at 4m above grade - not maintained - weakly attachment leaders arise near tipping location.	Dead tree proposed for removal to eliminate hazards	Remove
1346	Yes	On	Yes	Purple leaf plum	Prunus cerasifera	33	10	3.3	4	Good	Fair/good	Suitable	Good	Growing within shrub planting bed, codominant crown with adjacent plums - asymmetric crown due to shading, multiple stems form at 1.5m above grade - included bark- not active.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1347	Yes	On	Yes	Purple leaf plum	Prunus cerasifera	10,11,20	10	3.26	4	Good	Fair/good	Suitable	Good	Growing within shrub planting bed, codominant crown with adjacent plums - asymmetric crown due to shading, multiple stems form at 1.4m above grade - included bark- not active.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1348	Yes	On	No	Purple leaf plum	Prunus cerasifera	27	10	2.7	4	Good	Fair/good	Suitable	Good	Growing within shrub planting bed, codominant crown with adjacent plums - asymmetric crown due to shading, multiple stems form at 1.5m above grade - included bark- not active.	Likely significantly impacted by the excavation to facilitate the construction of the onsite underground parking	Remove
1349	Yes	On	No	Excelsa cedar	Thuja plicata 'excelsa'	25	10	3.75	3	Good	Fair	Conditional	Poor	Topped historically at 3M above grade - small regrowth arises from tipping location, confined rooting environment - concrete on all sides, abnormal trunk form.	Likely significantly impacted by the excavation to facilitate sidewalks and municipal frontage upgrades	Remove

Rev 10: Oct 05-2026
Rev 09: Aug 20-2026
Rev 08: Jul 25-2026
Rev 07: Mar 18-2026

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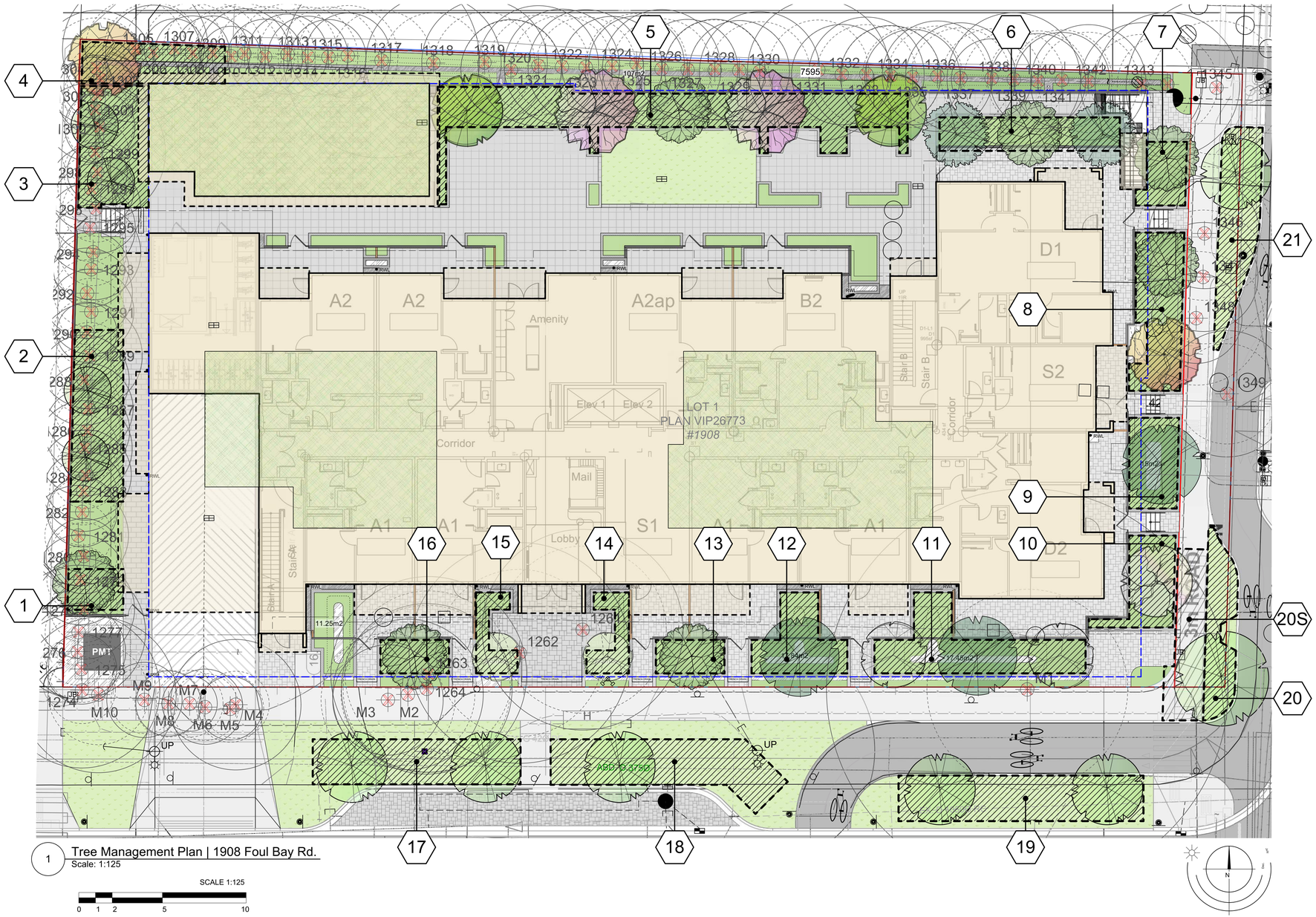
Tree Management Chart | 1908 Foul Bay Rd.

1908 FOUL BAY VICTORIA BC. V8R 5A7

LADR LANDSCAPE ARCHITECTS

Project No: 2423 10-03-2024

#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105



1 Tree Management Plan | 1908 Foul Bay Rd.
Scale: 1:125

SCALE 1:125
0 1 2 5 10

SOIL VOLUME CHART

Note: Soil Volume areas Identified as " # S " Indicates Soil Cell Soil Area

Soil Table				Replacement Tree Proposed			Soil Volume Required (M3)			
Planting Area ID	Area (M2)	Soil Volume multiplier*	A Estimated Soil Volume	B #Small	C #Medium	D #Large	E Small	F Medium	G Large	Total
Onsite										
1	8.04	1	8.04	1			6	0	0	6
2	30.97	1	30.97		2		0	30	0	30
3	30	1	30		2		0	30	0	30
4	20.06	1	20.06		1		0	15	0	15
5	66.47	1	66.47	1	4		6	60	0	66
6	21.54	1	21.54	3			18	0	0	18
7	9.5	1	9.5	1			6	0	0	6
8	25.19	1	25.19	1	1		6	15	0	21
9	15.71	1	15.71		1		0	15	0	15
10	15.76	1	15.76		1		0	15	0	15
11	31	1	31	2	1		12	15	0	27
12	17.81	1	17.81		1		0	15	0	15
13	8.18	1	8.18	1			6	0	0	6
14	7.65	1	7.65	1			6	0	0	6
15	7.33	1	7.33	1			6	0	0	6
16	8.18	1	8.18	1			6	0	0	6
17	33.4	1	33.4		2		0	30	0	30
18	38.3	1	38.3		2		0	30	0	30
19	39.79	1	39.79		2		0	30	0	30
20	16.95	1	16.95							
20S	20.42	0.92	18.79							
20 TOTAL	37.37	Varies	35.74			1	0	0	35	35
21	25.3	1	25.3		1		0	15	0	15
Offsite (Excluding City Property)										
Planting AreaOSA X (Excluding City Property)							E	F	G	TOTAL
Calculation							IF B =1,BX8 IF B>1,BX6	IF C =1,CX20 IF C>1,CX15	IF B =1,BX35 IF B>1,BX30	E+F+G

TREE SYMBOL LEGEND

- Shore Pine
- Eddie's White Wonder Dogwood
- Forest Pansy Redbud
- Black Hawthorn
- Kobus Magnolia
- Dura Heat River Birch
- Pacific Crabapple
- Paperbark Maple
- Ironwood
- TBD - City of Victoria Parks

TREE MANAGEMENT LEGEND

- Retained Tree
  - CRZ (Critical Root Zone)
  - Tree Tag #. See Tree Inventory for assessment.
  - Drip Line
- Removed Tree
  - Critical Root Zone
  - Tree Tag #. See Tree Inventory for assessment.

LANDSCAPE LEGEND

- Proposed Tree
- Proposed Shrubs
- Proposed Perennials, Ferns & Grasses
- Proposed Structure
- Planting beds
- Proposed Sod
- Proposed Green Roof
- Property Line
- Limit Of Parkade Slab Below
- Asphalt
- Sawcut Concrete - Colour: Natural
- Large Format Concrete Unit Pavers
- Small Format Concrete Unit Pavers
- Permeable Concrete Unit Pavers
- Aggregate/ River Rock
- Section Line
- Proposed Bike Parking
- Proposed Bench Seating
- Proposed Retaining Wall
- Proposed 1.8m Ht. Wood Privacy Fence
- Proposed Metal Fence
- Soil Volume Area
- Soil Cell Area
- 29 Soil Volume Identification Key

Tree Management Plan | 1908 Foul Bay Rd.

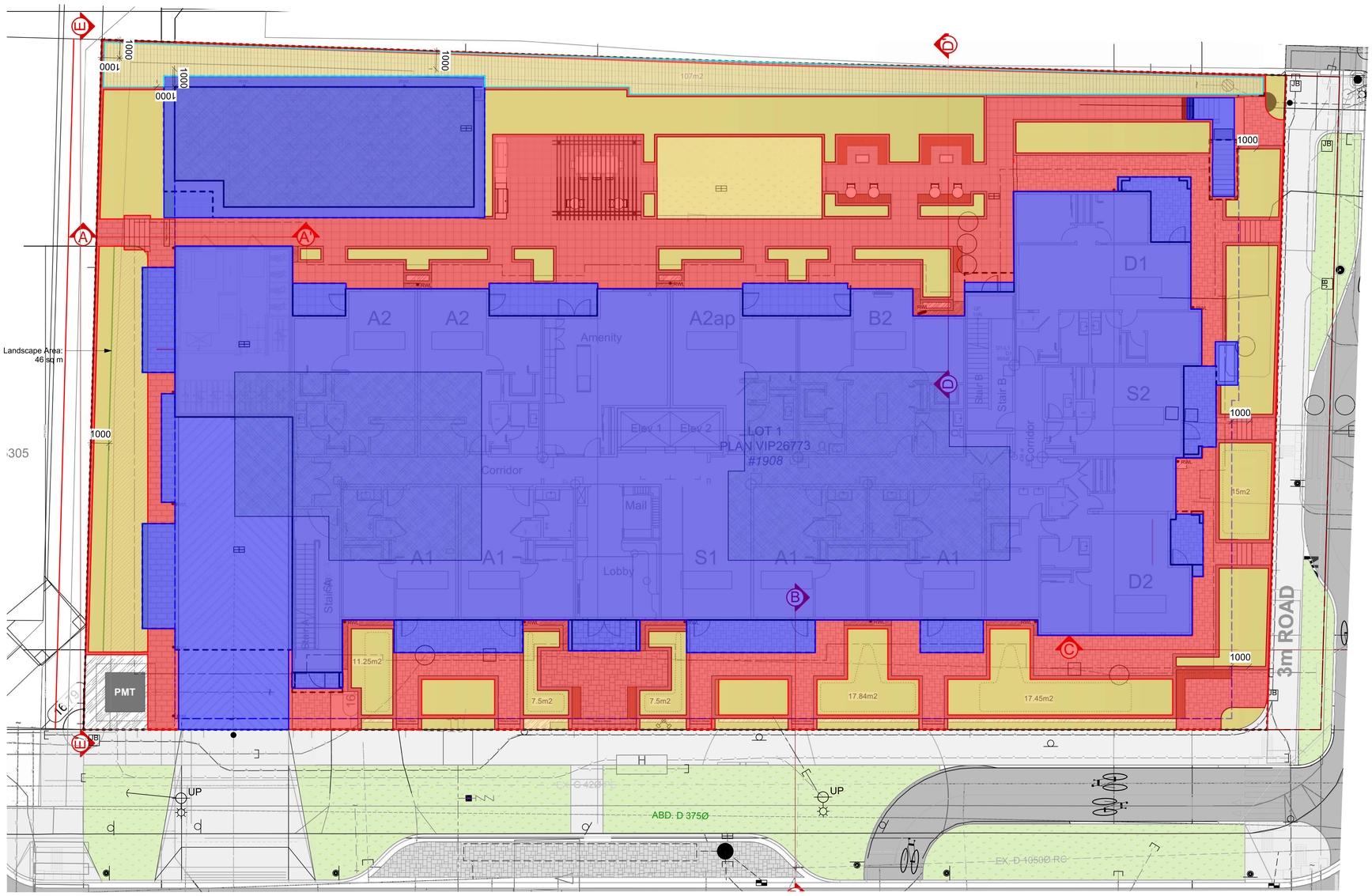
1908 FOUL BAY VICTORIA BC. V8R 5A7

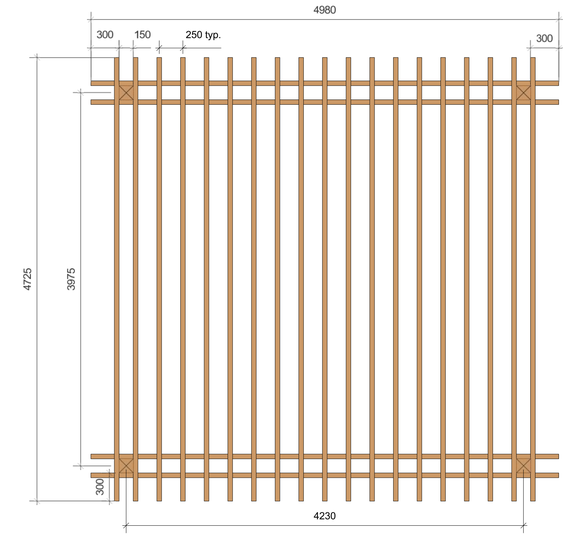
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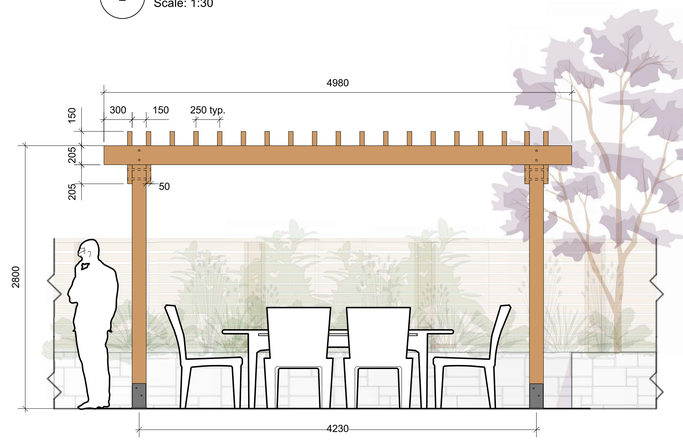
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Phone: (250) 598-0105

Project No: 2423 10-03-2024





2 Pergola Detail | Plan View
Scale: 1:30



3 Pergola Detail | Side View
Scale: 1:30

1 Landscape Concept Plan | 1908 Foul Bay Rd.
Scale: 1:125

SCALE 1:125
0 1 2 5 10



E SECTION E-E' 1:60
OFFSITE PATH SECTION E'

Open Site Space Takeoffs

- Lot Area: 2501 sq m
- Building, Parking, Accessory Buildings: 1420 sq m | 56.77%

Open Lot Space: 1080 sq m | 43.18%

- Hardscape: 526.2 sq m | 48.72% of OLS
- Soft Landscaping: 536.6 sq m | 49.68% of OLS
- Continuous Landscape Area | 46 sq m | 1.8% of Lot Area
- Rain Garden | 101.24 sq m
- **Property Line**
- **Extent of Parkade**

Rev 10: Oct 05-2026
Rev 09: Aug 20-2026
Rev 08: Jul 25-2026
Rev 07: Mar 18-2026

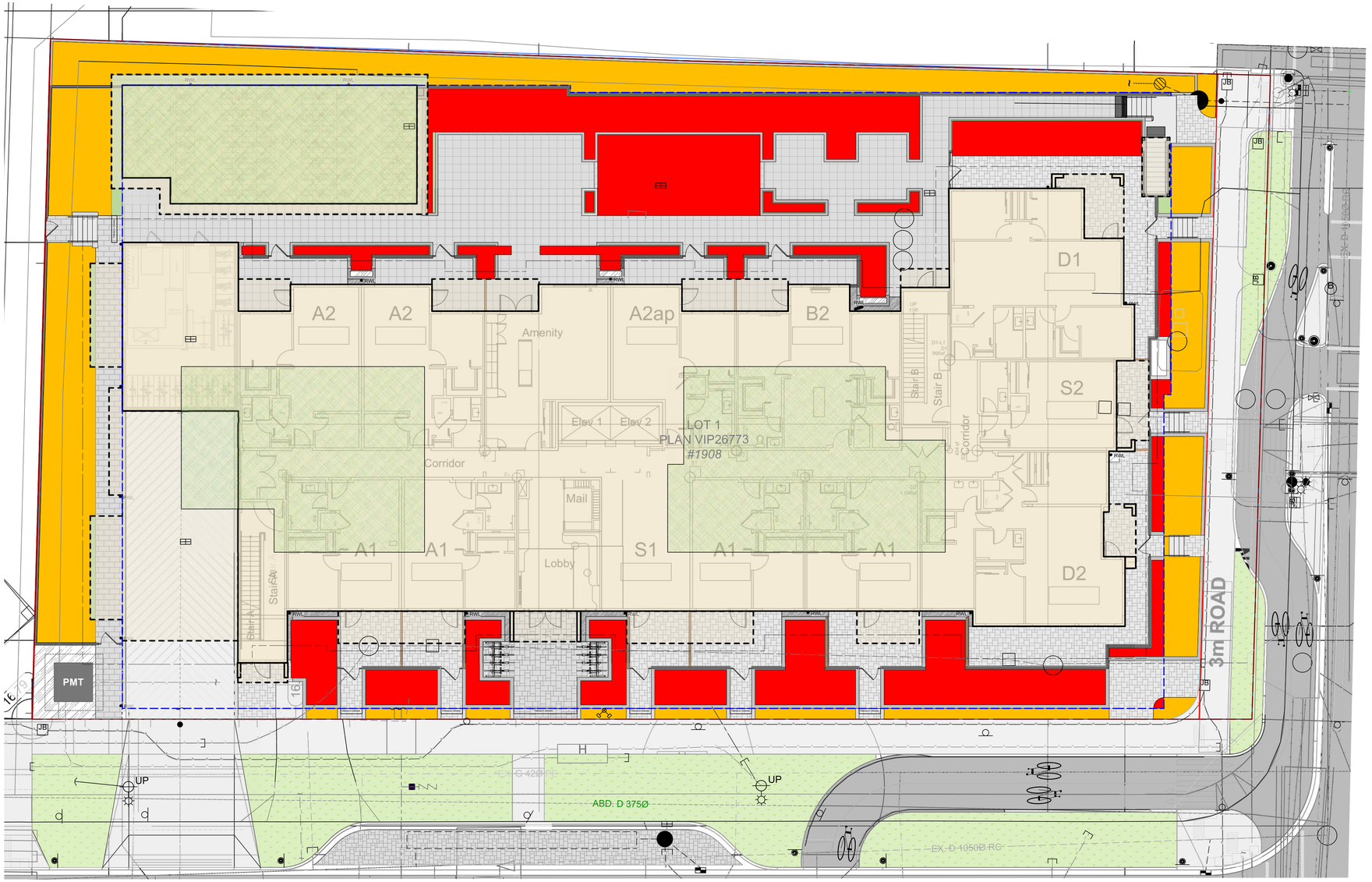
L6/14

Landscape Open Space Plan | 1908 Foul Bay Rd.

1908 FOUL BAY VICTORIA BC. V8R 5A7

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Takeoff #3 - On Slab Landscape Area

Lot Area: **2501 sq m**

Landscape Area: **265.77 sqm | 10.62%**

Takeoff #4 - Off Slab Landscape Area

Lot Area: **2501 sq m**

Landscape Area: **266.45sqm | 10.65%**

Property Line

Extent of Parkade

1 Landscape Concept Plan | 1908 Foul Bay Rd.
Scale: 1:125

SCALE 1:125

0 1 2 5 10

Rev 10: Oct 05-2026
Rev 09: Aug 20-2026
Rev 08: Jul 25-2026
Rev 07: Mar 18-2026

L7/14

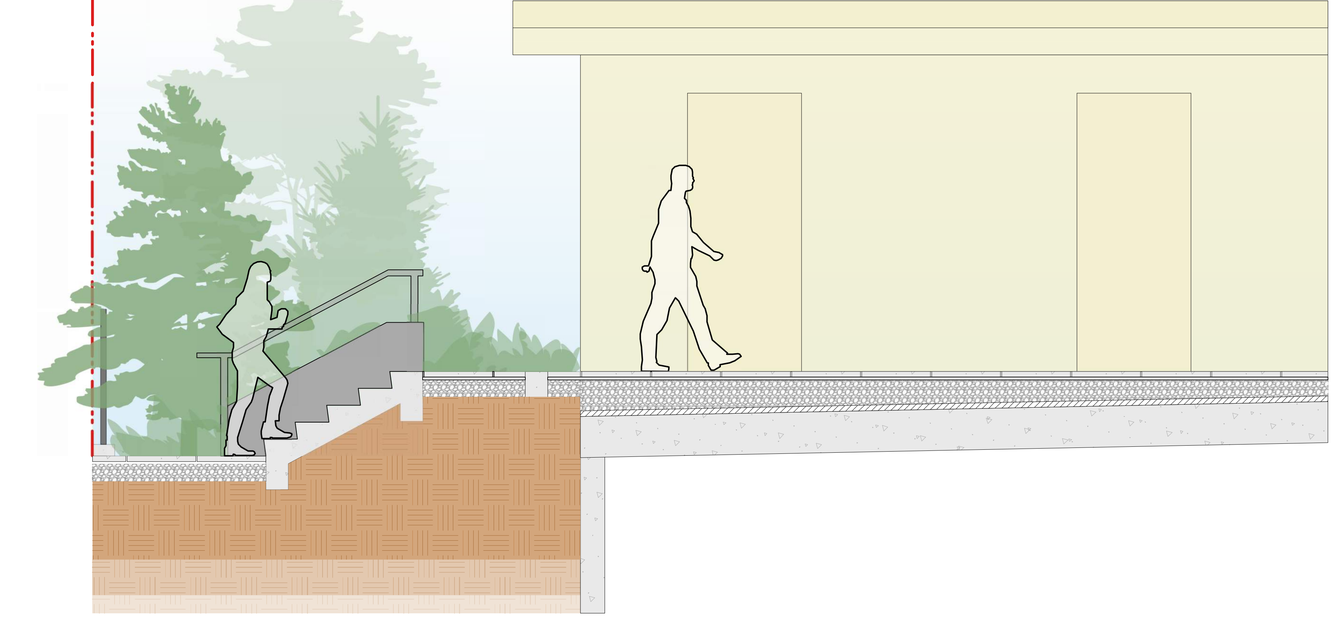
Landscape Area Plan | 1908 Foul Bay Rd.

1908 FOUL BAY VICTORIA BC. V8R 5A7

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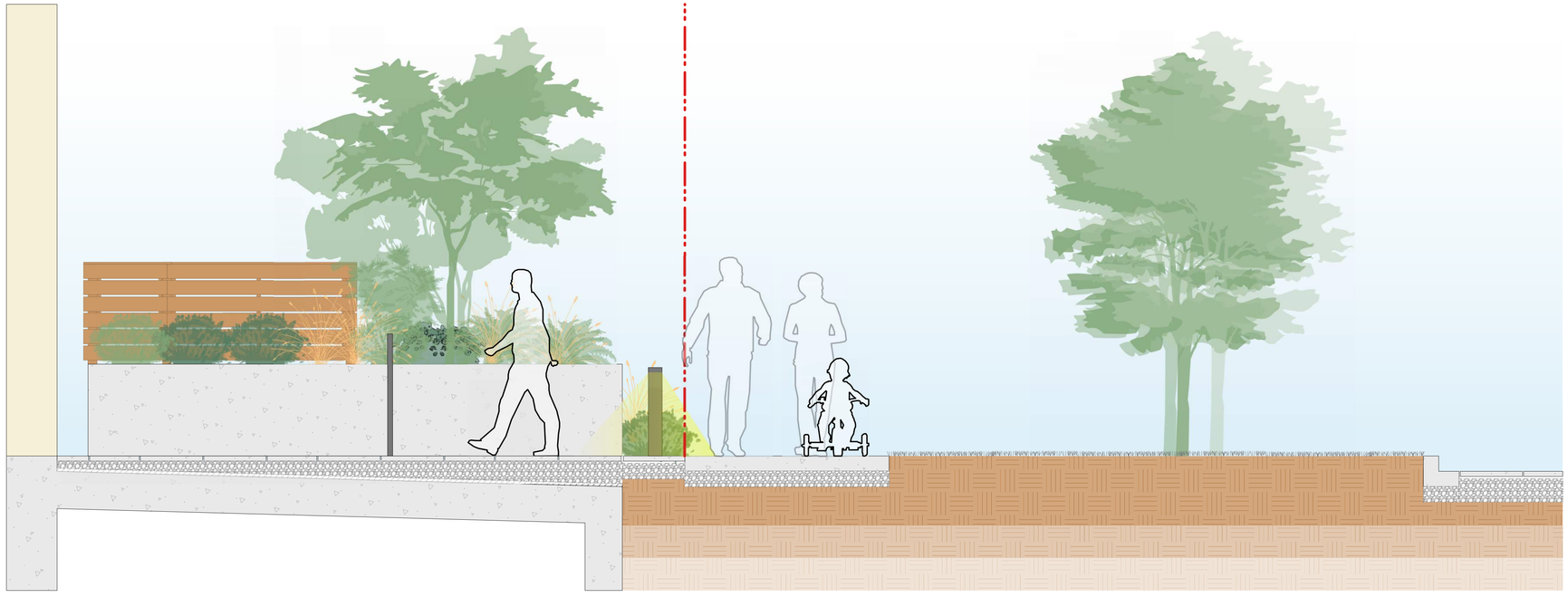
Project No: 2423 10-03-2024



A — A'

SECTION A-A' 1:25

WEST PEDESTRIAN ACCESS TO AMENITY AREA



B — B'

SECTION B-B' 1:25

BOURCHIER STREET FRONTAGE

Landscape Sections 1 | 1908 Foul Bay Rd.

1908 FOUL BAY VICTORIA BC. V8R 5A7

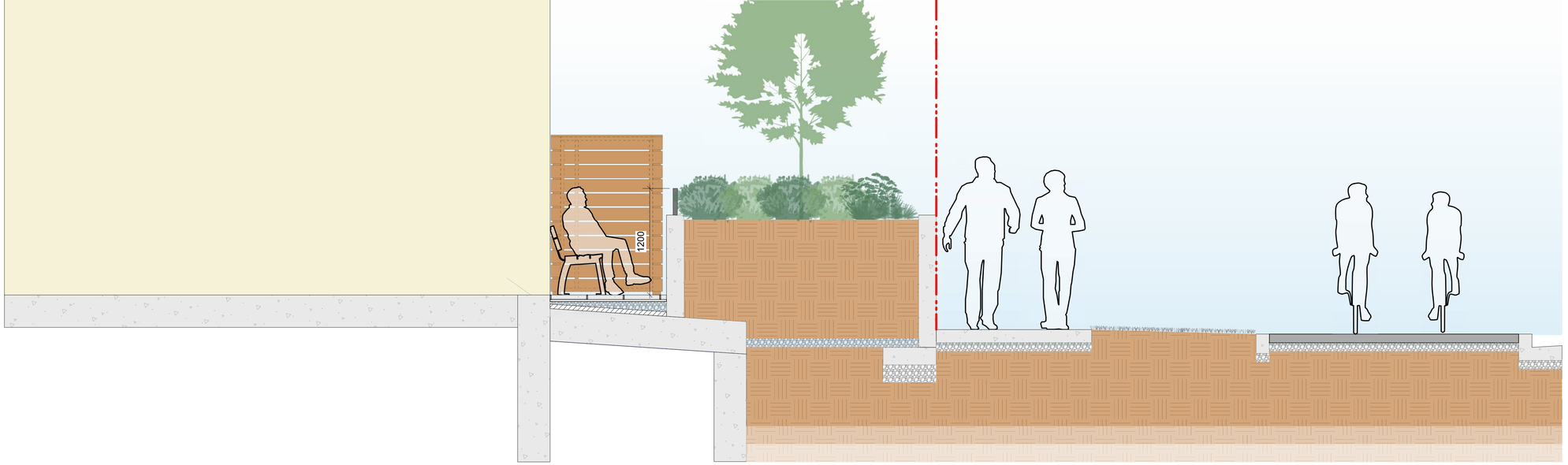
Rev 10: Oct 05-2026
Rev 09: Aug 20-2026
Rev 08: Jul 25-2026
Rev 07: Mar 18-2026

L8/14

LADR LANDSCAPE ARCHITECTS

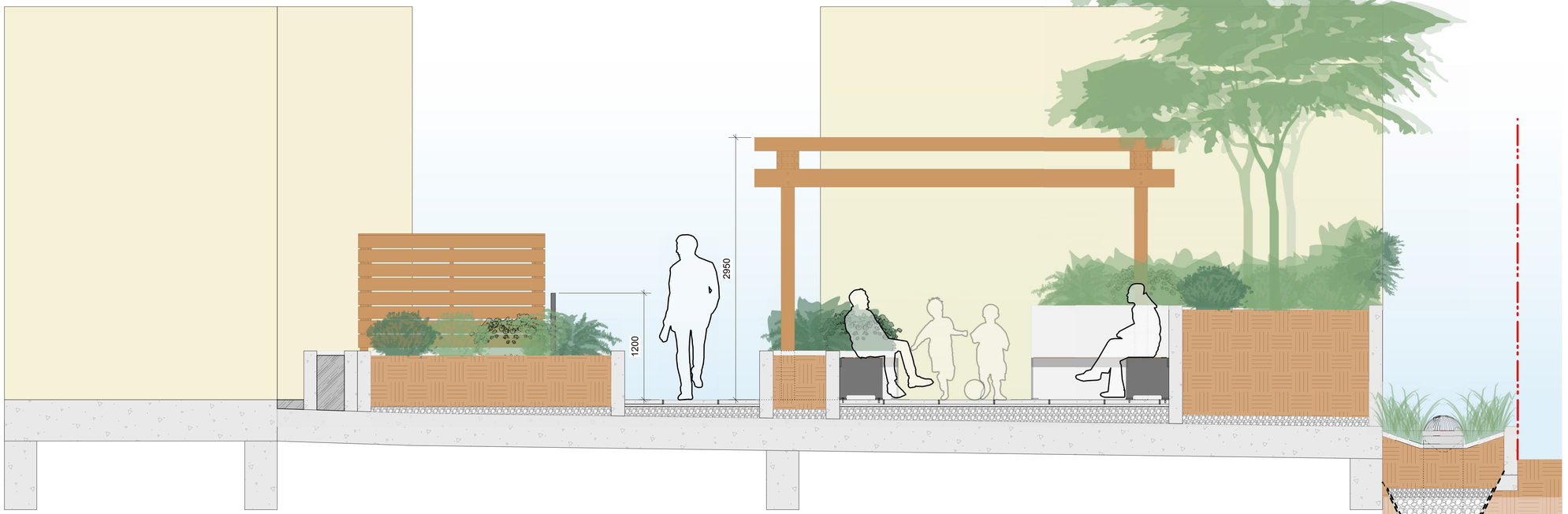
Project No: 2423 10-03-2024

#3-864 Queens Ave. Victoria B.C. V8T 1M5
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SECTION C-C' 1:25

FOUL BAY ROAD FRONTAGE



SECTION D-D' 1:25

AMENITY AREA NORTH SIDE OF SITE

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Rev 09: Aug 20-2026
Rev 08: Jul 25-2026
Rev 07: Mar 18-2026

L9/14

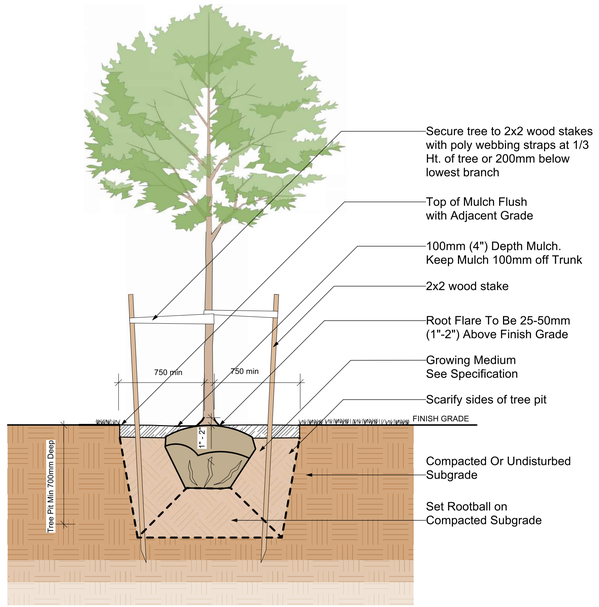
Landscape Sections 2 | 1908 Foul Bay Rd.

1908 FOUL BAY VICTORIA BC. V8R 5A7

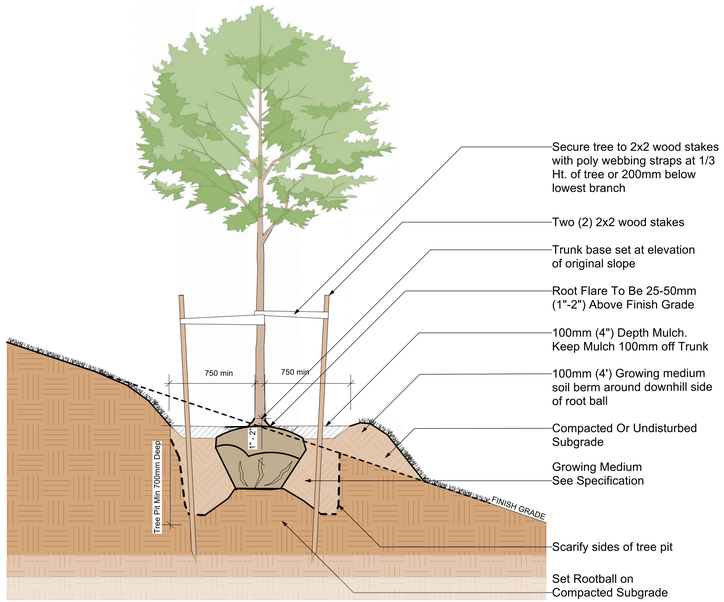
LADR LANDSCAPE ARCHITECTS

Project No: 2423 10-03-2024

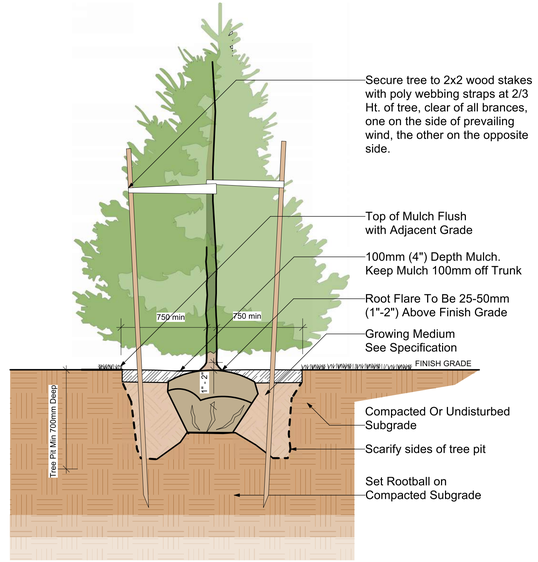
#3-864 Queens Ave. Victoria B.C. V8T 1M5
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1 D1 TYPICAL DECIDIOUS TREE PLANTING DETAIL
Scale: 1:25



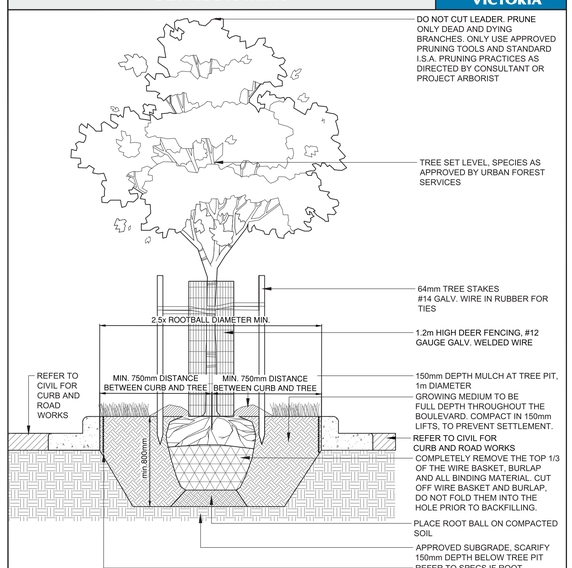
2 D1 TYPICAL DECIDIOUS TREE PLANTING ON SLOPE DETAIL
Scale: 1:25



3 D1 TYPICAL CONIFEROUS TREE PLANTING DETAIL
Scale: 1:25

SUPPLEMENTARY STANDARD DETAIL DRAWING

CITY OF VICTORIA



NOTES:
1. ALL PLANTING TO MEET OR EXCEED THE CURRENT EDITION OF CANADIAN LANDSCAPE STANDARD (CLS)
2. SCARIFY BOTTOM OF PLANTING PIT
3. PLANTING PIT MUST BE FREE DRAINING
4. REQUIRED SOIL VOLUME DEPENDENT ON TREE SIZE, REFER TO SPECIFICATIONS

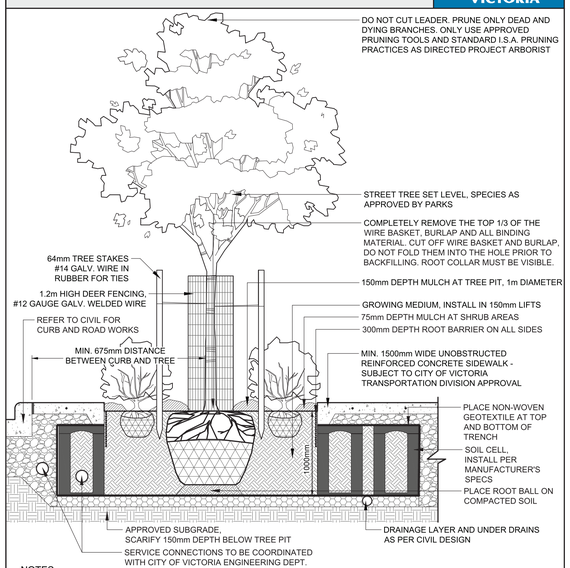
TREE PLANTING IN MEDIAN - SOFTSCAPE	Revision Date	Drawing Number
	SEPTEMBER 2025	SD PT3.1

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4 D1 TREE PLANTING IN MEDIAN - CITY OF VICTORIA STANDARD DETAIL
Scale: 1:25

SUPPLEMENTARY STANDARD DETAIL DRAWING

CITY OF VICTORIA



NOTES:
1. ALL PLANTING TO MEET OR EXCEED THE CURRENT EDITION OF CANADIAN LANDSCAPE STANDARD (CLS)
2. PLANTING PIT MUST BE FREE DRAINING
3. REQUIRED SOIL VOLUME DEPENDENT ON TREE SIZE, REFER TO SPECIFICATIONS
4. SOIL TEST TO BE PROVIDED AND APPROVED BY PARKS PRIOR TO INSTALLATION OF GROWING MEDIUM
5. SOIL CELLS TO MEET H-20 LOADING REQUIREMENTS

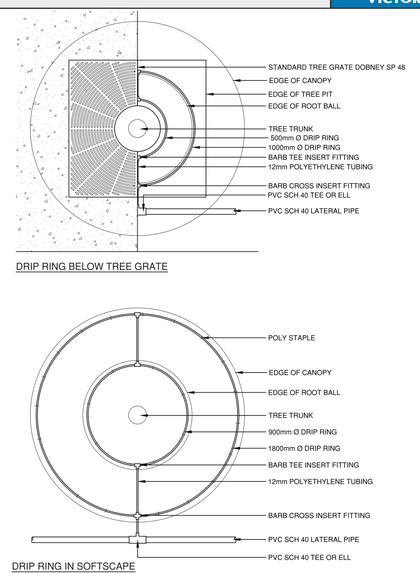
TREE PLANTING - PLANTING BED OR GRASS AREA AND SOIL CELLS - CROSS SECTION	Revision Date	Drawing Number
	SEPTEMBER 2025	SD PT7

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5 D1 STRUCTURAL SOIL ADJACENT SOIL CELLS - CITY OF VICTORIA STANDARD DETAIL
Scale: 1:25

SUPPLEMENTARY STANDARD DETAIL DRAWING

CITY OF VICTORIA



NOTES:
1. DISTANCE BETWEEN LATERAL RINGS AND EMITTER SPACING TO BE BASED ON SOIL TYPE AND TREE CANOPY. SEE INSTALLATION SPECIFICATION ON SUPPLIER WEBSITE.
2. PLACE TIE-DOWN STAKES EVERY 0.91m O.C. IN SAND, 1.21m O.C. IN LOAM, AND 1.52m O.C. IN CLAY SOILS
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

TREE DRIP RING	Revision Date	Drawing Number
	SEPTEMBER 2025	SD PI5

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6 D1 TREE DRIP RING - CITY OF VICTORIA STANDARD DETAIL
Scale: 1:25

Rev 10: Oct 05-2026
Rev 09: Aug 20-2026
Rev 08: Jul 25-2026
Rev 07: Mar 18-2026

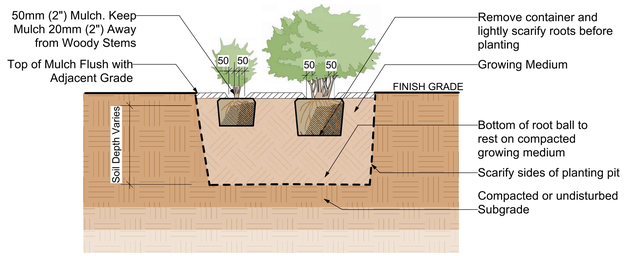
L10/14

Landscape Details 1 | 1908 Foul Bay Rd.

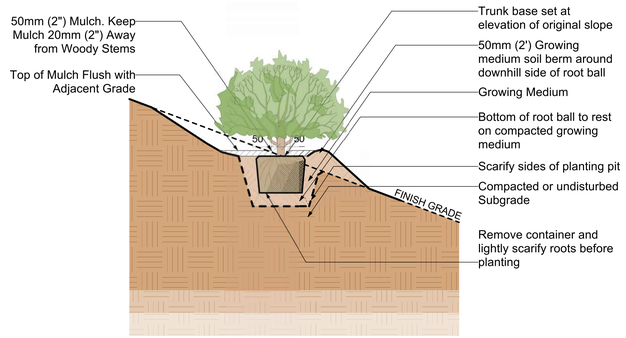
1908 FOUL BAY VICTORIA BC. V8R 5A7

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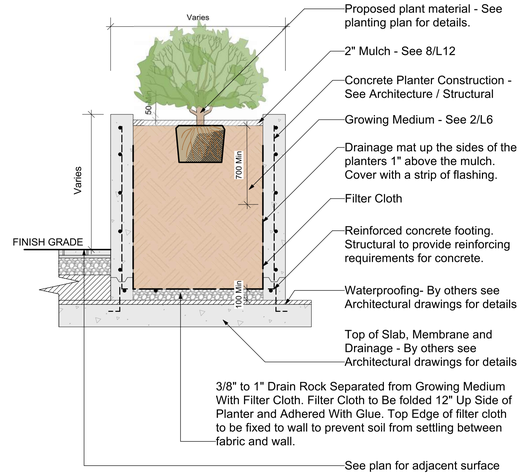
Project No: 2423 10-03-2024



7 D2 TYPICAL SHRUB PLANTING DETAIL
Scale: 1:25



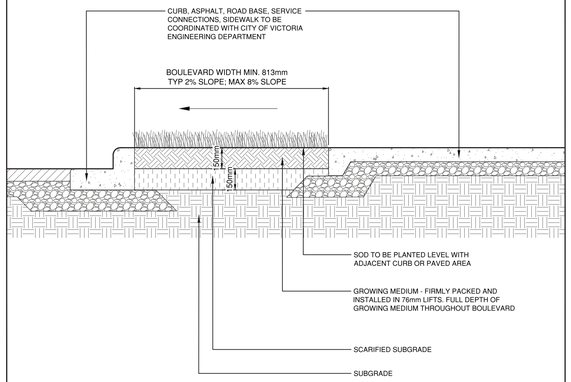
8 D2 TYPICAL SHRUB PLANTING ON SLOPE DETAIL
Scale: 1:25



9 D2 SHRUB PLANTING IN CONCRETE PLANTER OVER SLAB
Scale: 1:25

SUPPLEMENTARY STANDARD DETAIL DRAWING

CITY OF VICTORIA



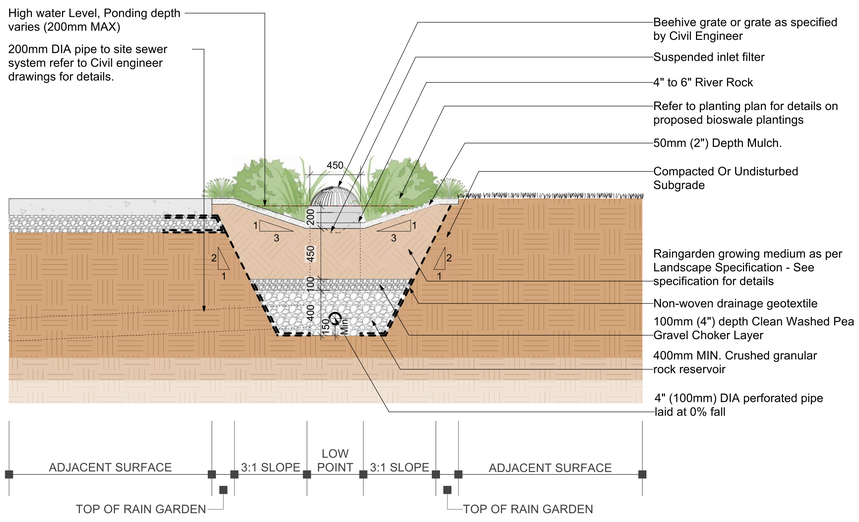
NOTES:

1. APPROVED, COMPACTED GROWING MEDIUM PLACED AS PER MMCD AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS
2. FOR CURB, SIDEWALK, ASPHALT, UTILITIES AND ROAD BASE, REFER TO MMCD AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS
3. APPROVED SUBGRADE TO MMCD AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS
4. SOD TO MMCD AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS - THIS INCLUDES REQUIREMENTS FOR MAINTENANCE DURING ESTABLISHMENT PERIOD (WATERING, WEEDING, MOWING)
5. SOD NOT TO BE REINFORCED WITH MESH
6. MINIMUM SOIL VOLUMES MUST BE ACHIEVED FOR TREES AS PER THE ESS BYLAW AND DRAWINGS SD PT1, SD PT2, SD PT3.1 AND SD PT3.2

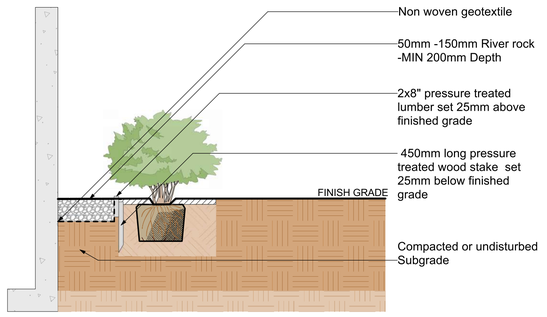
SOD - (GRASS BOULEVARD)	Revision Date	Drawing Number
	SEPTEMBER 2025	SD PH1

City of Victoria - Engineering Standards and Specifications | 2025 Edition

10 D2 SOD -(GRASS BOULEVARD) - CITY OF VICTORIA STANDARD DETAIL
Scale: 1:25



11 D2 REAR YARD RAIN GARDEN WITH OVERFLOW GRATE AND SEWER TIE IN DETAIL
Scale: 1:25



12 D2 RIVER STONE MAINTENANCE STRIP WITH WOOD EDGER
Scale: 1:25

Rev 10: Oct 05-2026
Rev 09: Aug 20-2026
Rev 08: Jul 25-2026
Rev 07: Mar 18-2026

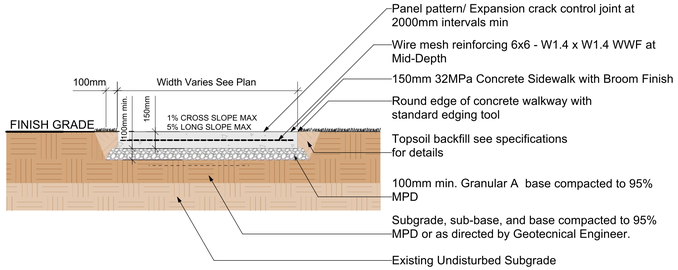
L11/14

Landscape Details 2 | 1908 Foul Bay Rd.

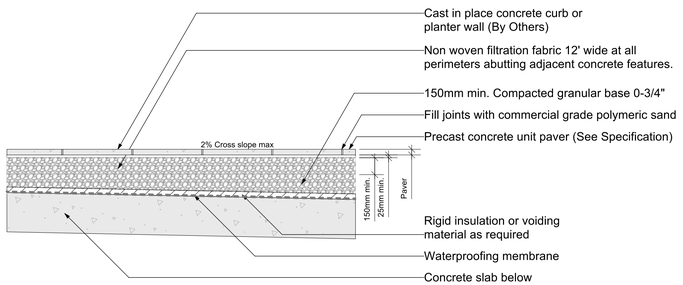
1908 FOUL BAY VICTORIA BC. V8R 5A7

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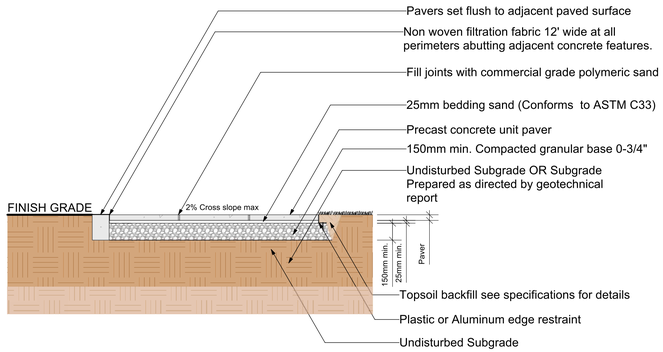
Project No: 2423 10-03-2024



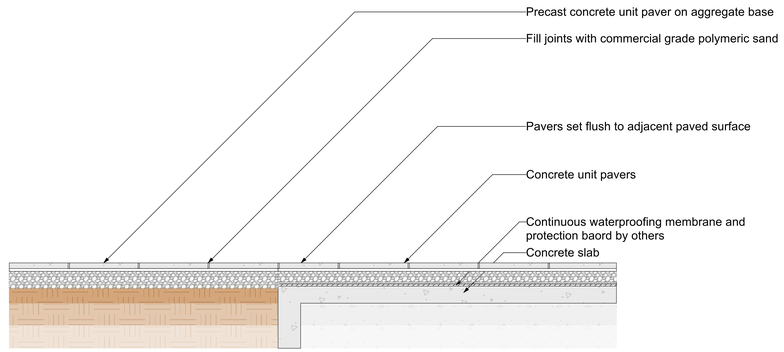
13 D3 TYPICAL RESIDENTIAL CONCRETE SIDEWALK DETAIL
Scale: 1:25



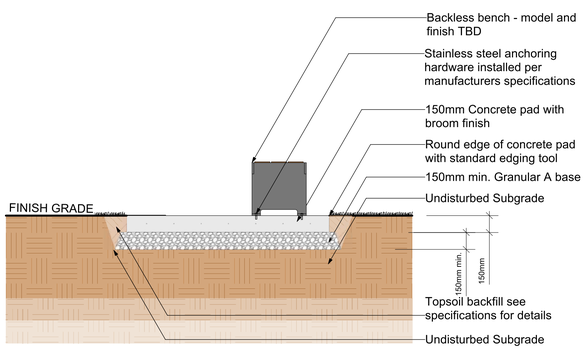
15 D3 CONCRETE UNIT PAVERS ON AGGREGATE BASE OVER SLAB DETAIL
Scale: 1:25



14 D3 CONCRETE UNIT PAVERS ON AGGREGATE BASE DETAIL
Scale: 1:25



16 D3 CONCRETE UNIT PAVERS ON SLAB TO UNIT PAVER ON AGGREGATE DETAIL
1:25



POWDER COAT COLOURS

Select

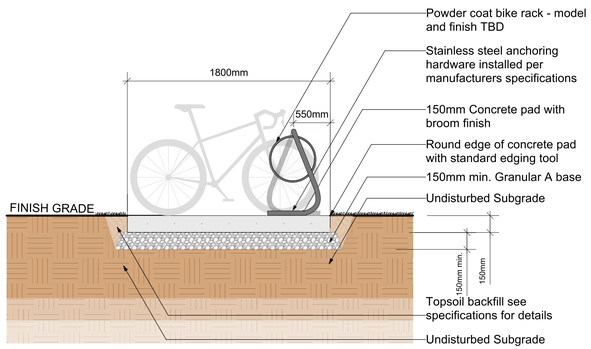
Gloss Powdercoat Colours		Textured Powdercoat Colours	
Sky Blue	☐	Textured Black	☐
Yellow Green	☐	Pewter	☐
Traffic Yellow	☐	Textured White	☐
Pastel Orange	☐	Textured Silver	☐
Flame Red	☐	Victor Ridge	☐
Hot Pink	☐	Oil Rubbed Bronze	☐
Signal Violet	☐	Blue Ash	☐
Night Blue	☐	Tile Blue	☐
Ultramarine Blue	☐	Cactus Green	☐
Water Blue	☐	Smokey Grey	☐
Moss Green	☐	Quartz	☐
New York Green	☐	Anvil Black	☐
Beige	☐		
Rideau Brown	☐		
Gun Metal	☐		

LUMBER COLOURS

Select

Recycled Plastic	
Black	☐
Grey	☐
Sand	☐
Redwood	☐
Walnut	☐
Natural Woood	
Accoya Grey	☐
Accoya Natural	☐
Western Red Cedar	☐
Bamboo Dark	☐
Bamboo Light	☐

17 D3 BACKLESS BENCH
Scale: 1:25



POWDER COAT COLOURS

Select

Gloss Powdercoat Colours		Textured Powdercoat Colours	
Sky Blue	☐	Textured Black	☐
Yellow Green	☐	Pewter	☐
Traffic Yellow	☐	Textured White	☐
Pastel Orange	☐	Textured Silver	☐
Flame Red	☐	Victor Ridge	☐
Hot Pink	☐	Oil Rubbed Bronze	☐
Signal Violet	☐	Blue Ash	☐
Night Blue	☐	Tile Blue	☐
Ultramarine Blue	☐	Cactus Green	☐
Water Blue	☐	Smokey Grey	☐
Moss Green	☐	Quartz	☐
New York Green	☐	Anvil Black	☐
Beige	☐		
Rideau Brown	☐		
Gun Metal	☐		

18 D3 BIKE RACK ON CONCRETE PAD DETAIL
Scale: 1:25

Rev 10: Oct 05-2026
Rev 09: Aug 20-2026
Rev 08: Jul 25-2026
Rev 07: Mar 18-2026

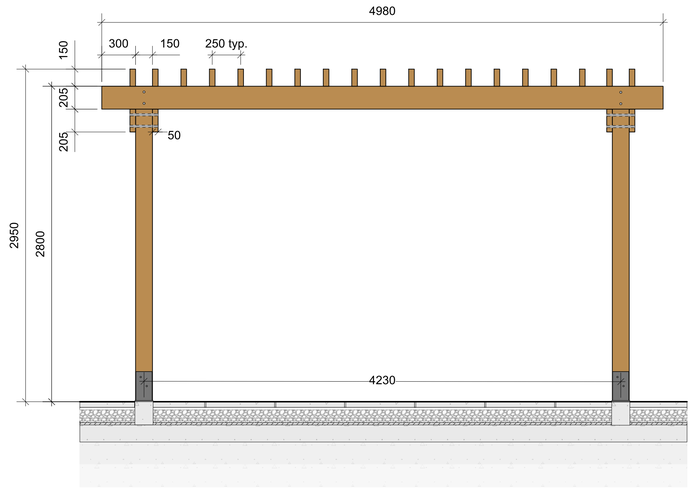
L12/14

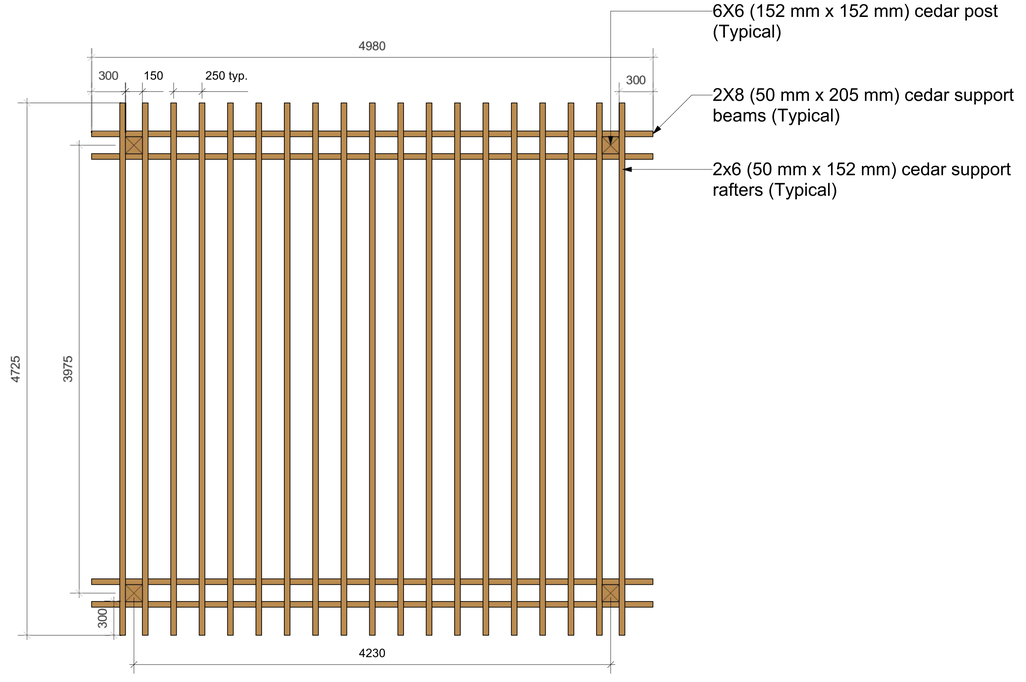
Landscape Details 3 | 1908 Foul Bay Rd.

1908 FOUL BAY VICTORIA BC. V8R 5A7

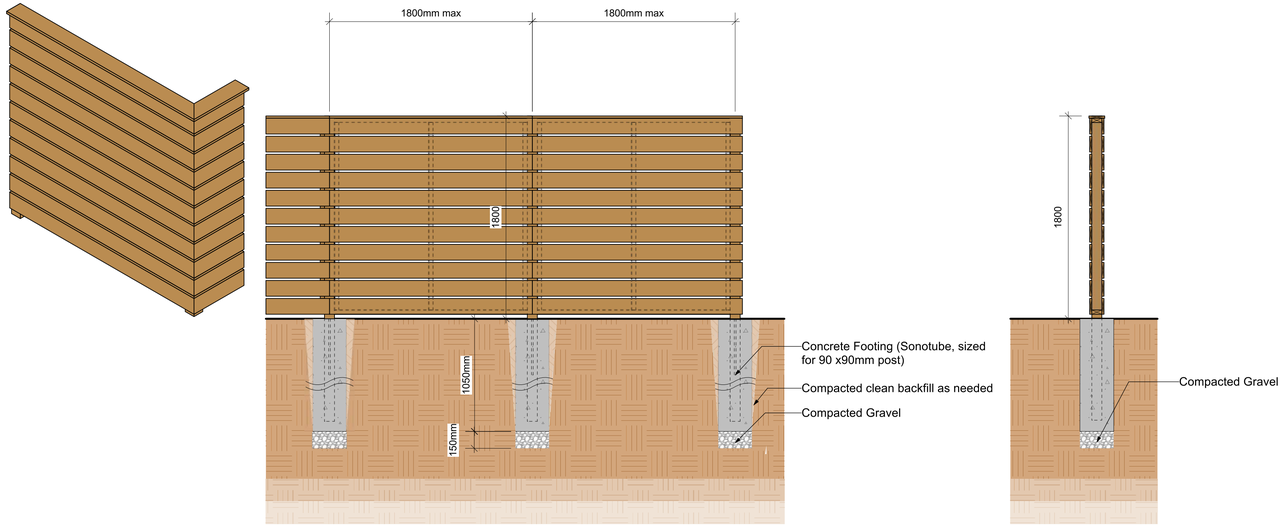
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Project No: 2423 10-03-2024





19 / D4 CUSTOM WOOD PERGOLA
Scale: 1:25



20 / D4 1.8m Ht WOOD PRIVACY FENCE WITH 4X4 POST
Scale: 1:25

Rev 10: Oct 05-2026
Rev 09: Aug 20-2026
Rev 08: Jul 25-2026
Rev 07: Mar 18-2026

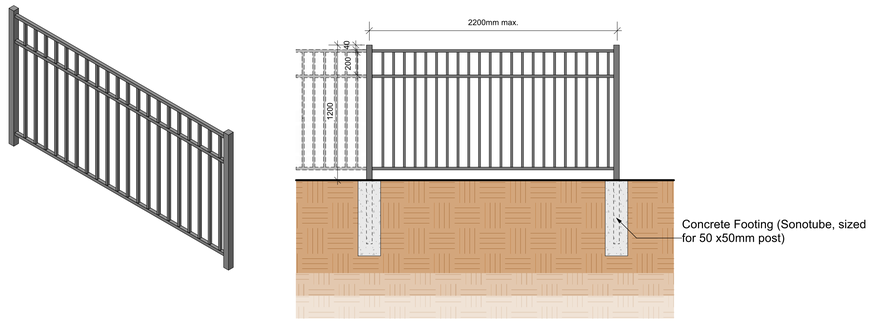
L13/14

Landscape Details 4 | 1908 Foul Bay Rd.

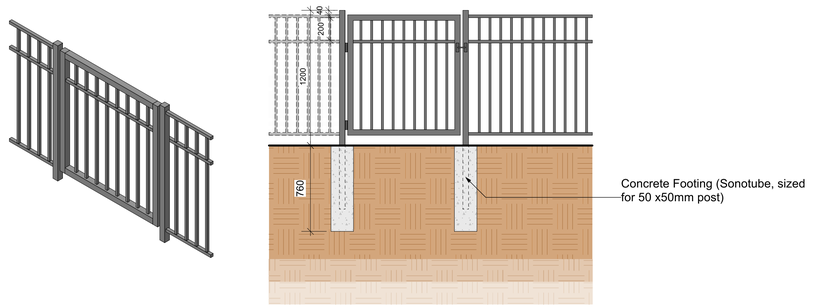
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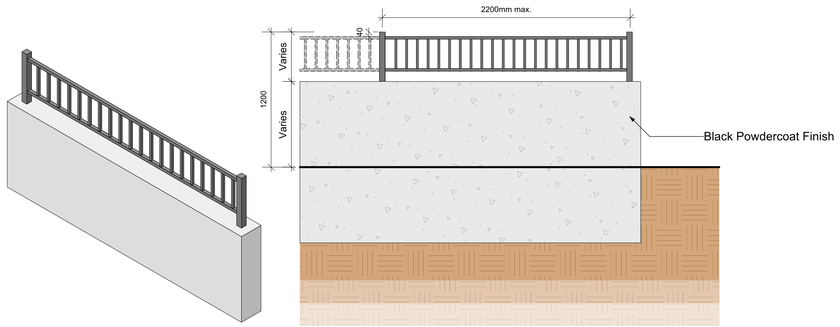
Project No: 2423 10-03-2024



21 D5 1.2m Ht ORNAMENTAL ALUMINUM FENCE
Scale: 1:25



22 D5 1.2m Ht ORNAMENTAL ALUMINUM GATE WITH GRAVITY LATCH
Scale: 1:25



NOTES:
1. All components to be powder coat Aluminium or approved equal.
2. All connection hardware to be rated for outdoor use.
3. Post depth below grade and concrete footing to be supplied by the contractor
4. Shop drawings to be submitted to and Approved by Landscape Architect for all metal fabrication prior to installation.

23 D5 0.75m Ht ORNAMENTAL ALUMINUM FENCE ON CONCRETE RETAINING WALL
Scale: 1:25

Rev 10: Oct 05-2026
Rev 09: Aug 20-2026
Rev 08: Jul 25-2026
Rev 07: Mar 18-2026

L14/14

Landscape Details 5 | 1908 Foul Bay Rd.

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